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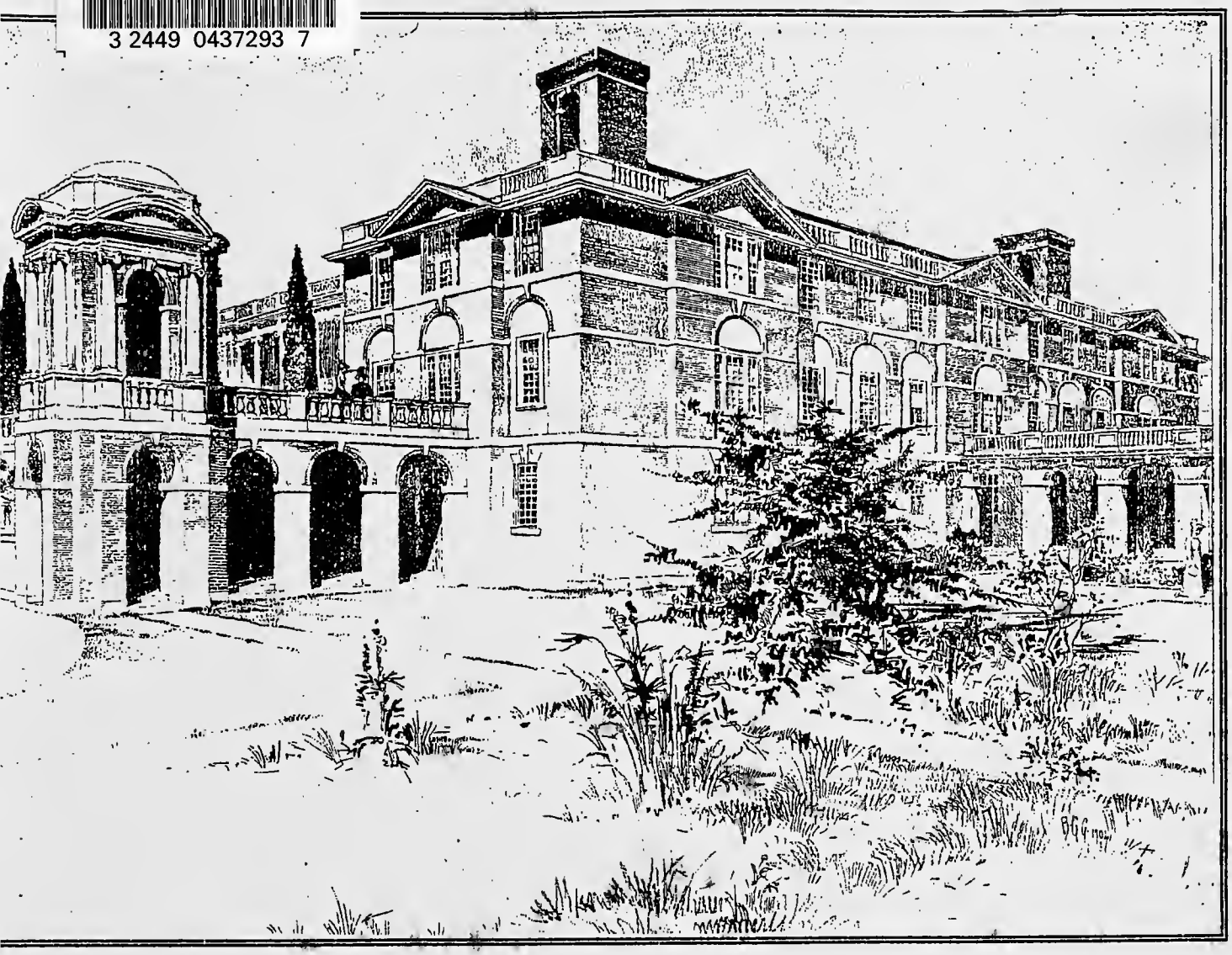

Sweet Briar College Historic Structures Report

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Harnsberger & Associates, Architects, P.C.

October, 1997

Sweet Briar College

HISTORIC STRUCTURES REPORT

A Report on the Exterior Condition of Twenty Historic Structures on the Sweet Briar College Campus

Harnsberger & Associates, Architects, P.C.
October, 1997

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Preface

Caring for Ralph Adams Crams' remarkable ensemble of historic buildings at Sweet Briar, along with the antebellum Sweet Briar House and Slave Cabin, is the underlying objective of this ***Sweet Briar Historic District Historic Structures Survey***. Harnsberger and Associates, Architects is pleased to provide these survey reports for each of the twenty historic properties examined. As preface to reading this report, however, an important point needs to made about the larger perspective of the survey: *The overall health of the historic structures at Sweet Briar College may be summarized as "fair to good"*. The buildings are fundamentally sound: no major roof leaks were found; no serious foundation cracks discovered; no substantial structural failures were uncovered that would jeopardize the basic health of the properties. In short, these structures were built well in the early twentieth century, and they continue to demonstrate their durability today. While there are clearly some ailments that need attention, the *Sweet Briar College Historic District* quite literally rests on firm foundations.

With that larger perspective noted, the purpose of our investigation was to point out the deficiencies, the missing "character-defining" features, and the material failures where ever they appeared. We found many problems to report in the course of our intense examination. Some of these problems are major, such as the failure of the terne metal flashing on many of the slate roofs. Others are minor problems that will be relatively inexpensive to remedy, such as removing vines off the building facades and removing plants and bushes away from the foundations. The cumulative effect of listing all the problems with twenty buildings may be seen as overly critical, but that is not our intention. Rather the intent of the our survey is to provide *constructive* criticism that will guide both the restoration and the rehabilitation of the *Sweet Briar Historic District*. We recognize that both needs are simultaneously important. Restoring Cram's Georgian Revival vision for Sweet Briar must be balanced with the programming needs of the college in the next century. Prescribing historic bronze door hardware for the front door while also providing new code-compliant accessible ramp hardware for the side door are simultaneous design objectives that combine both a restoration and rehabilitation philosophy. We hope that this report will assist Sweet Briar in meeting both objectives with optimum balance.

Douglas J. Harnsberger, A.I.A.
Consulting Historical Architect

Introduction

Sweet Briar College, founded in 1901, is a selective residential liberal arts college for women. In the spring of 1995, the National Park Service of the U.S. Department of the Interior nominated twenty-two of the College's buildings to the *National Register of Historic Places*.* Previously designated as the **Sweet Briar College Historic District** by the Virginia Department of Historic Resources, the buildings were named to the *Virginia Landmarks Register* in 1994. The nominated buildings were constructed between 1903 and 1937 from the designs of Ralph Adams Cram of Boston and his firm of Cram, Goodhue & Ferguson. Cram (1863-1942), recognized as one of America's most distinguished architects, designed numerous ecclesiastical and academic buildings during his career, including the Cathedral of St. John the Divine in New York City, the chapels at West Point Academy and Princeton University, and campus plans for Princeton, Rice and the University of Richmond.

The Cram buildings at Sweet Briar College, where he served as architect from 1901 until his death in 1942, are among the few examples of his work in Virginia and represent his firm's first large-scale commission for a college. Although known primarily as an authority of the Gothic Revival style, Cram produced the ensemble of Georgian Revival buildings for Sweet Briar because he found it "easy to determine the stylistic basis... of Sweet Briar College of Virginia where history, tradition, and architectural style predetermined the course to follow." An admirer of Thomas Jefferson's academical village at the University of Virginia, Cram and his campus plan for Sweet Briar College enrich the established standard of excellence for collegiate architecture in Virginia.

Influenced by the Beaux Arts theories of design, the campus plan is organized around a major west to east axis and several intersecting axes. The contributing buildings are Georgian Revival style three and four story, hip roof brick structures laid in Flemish bond with glazed headers and limestone or wood trim. The buildings include six dormitories (1906-1925); the former refectory (1906); the library (1929); two administrative/classroom buildings (1906-1925); a gymnasium (1931); a student health center (1925); and nine faculty residences/apartments** (1903-1937). All of the academic and administrative buildings, the dormitories, and four of the faculty residences were designed by Cram.

In June, 1997, Harnsberger & Associates, Architects, P.C., accepted the invitation of Sweet Briar College to conduct an exterior architectural assessment of eighteen buildings and the Cupola that are part of the **Sweet Briar College Historic District**. The assessment also includes Sweet Briar House (1790; renovation and additions, 1851-1852), nominated individually to the *National Register* in 1970 and the slave cabin (circa 1840). During a four month period, the staff of Harnsberger & Associates, in cooperation with members of the Sweet Briar community, have surveyed, photographed, and researched the history of each building to compile this report. The preparation of this Historic Structures Report is intended to serve as the first step in adopting a systematic approach to the restoration and conservation of the wealth of historically significant structures on the Sweet Briar College campus.

* corrected to 21 in 1997

** corrected from 10 to 9 in 1997

A BRIEF ARCHITECTURAL HISTORY OF SWEET BRIAR COLLEGE

Sweet Briar College was founded in 1901 through the bequest of Mrs. Indiana Fletcher Williams as a memorial to her only child Daisy. The 3,300 acre campus in Amherst County was once part of the Elijah Fletcher plantation known as "Sweet Brier", from which the college takes its name. The original plantation house, known as Sweet Briar House, was built around 1790 and was extensively remodeled between 1851 and 1852 into its current Italianate style. It has served as the residence of the president of Sweet Briar College since 1906. Sweet Briar House was listed individually on the *National Register of Historic Places* in 1972. It lies outside the boundaries of the twenty-one* buildings known as the **Sweet Briar College Historic District** which was listed in *The Register* in 1995.

In early 1901 the first Board of Trustees for Sweet Briar Institute contacted architect Ralph Adams Cram and his firm Cram, Goodhue & Ferguson of Boston to design a Master Plan for the new college. Several of the original college trustees were Episcopal clergy and were familiar with Cram's writings on ecclesiastical architecture. Cram journeyed to Amherst County in 1901 to evaluate the site and to meet with Dr. John McBryde, the president of the Sweet Briar Institute Board of Trustees and Chairman of its Executive Committee. During the meeting, McBryde indicated his preference for the Georgian style of architecture for the new school. Although known for his advocacy of the Gothic Revival style of architecture, Cram agreed that it was "easy to determine the stylistic basis...of Sweet Briar College in Virginia where history, tradition, and architectural style predetermined the course to follow." (Ralph Adams Cram. My Life In Architecture (Boston: Little, Brown & Co.), 1932.)

Cram agreed with Dr. McBryde that the Georgian Revival style was suitable for a college in rural Virginia. Concerned about the color of the brick to be used in the construction, McBryde had samples of clay from the Sweet Briar property fired into bricks. Pleased with the resulting muted pink-red color, the Board of Trustees then ordered estimates and plans from Cram's firm for two dormitories, an academic building, and a refectory. Cram's drawings for the proposed Sweet Briar Institute campus were completed in 1902 and displayed in Lynchburg in the windows of the Lynchburg Traction and Light Company. The drawings were also published in the August 23 and 30, 1902, issues of *American Architect and Building News*.

The plan prepared by Cram for the new college provided for a classical arrangement of 17 Georgian Revival brick buildings around a quadrangle with parterres and formal plantings, fountains, and pools. The plan was formal with the principal axis running from west to east and terminating at the chapel. Two smaller axes ran from north to south. The eastern side of the campus was designed to be mostly residential with dormitories organized into quadrangles. The western side was dominated by the academic buildings including a library, fine arts center, and a domed commencement hall. The Commencement Hall was to be connected to flanking buildings by colonnades and was to be the central focus of the architectural complex. A secondary axis ran to the south from the Commencement Hall to a semi-circular court encircled by a science building, library, gymnasium, and industrial building.

The focal point of the landscape design was the oval pond and roundabout at the south end of the composition. Arcades and colonnades defined and enclosed the composition and provided a transition between the buildings and the balustraded terraces. The principal entrance to the campus was to have been from the south, by way of a road that circled around the campus from the north and west. A lack of funds and preference by Sweet Briar officials for a simpler, less formal layout forced Cram to redesign the campus layout several times during his tenure as architect for the college. Although many of the buildings were built according to Cram's original designs, the formal landscape plan was not carried out. From the beginning, the landscape plan was considered overly formal for its rural setting. The design for clipped hedges and tall cedars, elaborate pools, and flower gardens was abandoned in favor of a more naturalistic English style of landscaping.

The inspiration for Cram's campus design for Sweet Briar College appears to have been based upon the then-popular Beaux Arts theories of design and upon studies that Cram had completed of American campus prototypes including several New England colleges, South Carolina College at Columbia, and the University of Virginia. The campuses of numerous New England colleges were arranged around either a quadrangle, such as Harvard University, or along a row, such as Yale University. Some colleges combined features of both plans, such as Washington College (later Washington and Lee University) and South Carolina College.

At the University of Virginia, the Rotunda serves as a strong architectural focal point for the larger ensemble of academic and residential buildings. Due in part to architect Stanford White's reconstruction of the Rotunda and subsequent additions to the college grounds, the University of Virginia was rediscovered by architects at the turn of the century. Followers of the Beaux Arts school of design admired Jefferson's vision of a unified whole created from a variety of classical parts with a central unifying focus. This plan was generally followed by Cram at Sweet Briar with the Commencement Hall placed near the center of the long axis. Cram admired the plan of Jefferson's University of Virginia and incorporated colonnades similar to those at the University of Virginia into the design of Sweet Briar. (Ralph Adams Cram. My Life In Architecture (Boston: Little, Brown & Co.), 1932.)

Most of the buildings on the Sweet Briar Campus followed Cram's original designs although building materials were sometimes altered. For example, wood was substituted for limestone trim in some of the later buildings. Budgetary constraints forced the college to modify the original campus plans and to eliminate the construction of several buildings including Cram's pivotal Commencement Hall. Other buildings, including the chapel which was built in 1966, more than two decades after Cram's death, were constructed on the site chosen by the architect but deviated from his architectural designs.

* corrected from 22 to 21 in 1997

Architectural Construction Time Line for Historic Structures on the Sweet Briar College Campus

Construction before the charter of Sweet Briar College:

1790	Original farmhouse now known as Sweet Briar House
1840	Slave Cabin built on the Elijah Fletcher Plantation
1851-1852	Renovation and additions transform Sweet Briar House to an Italianate structure

First Phase of Construction between 1901 and 1912 for Sweet Briar College:

1903	Faculty Row Apartment/Guest House Power House, Laundry
1906	Academic (Benedict Hall) Carson Residence Hall The Cupola Faculty Row Residences 3, 5, and 9 Gray (Residence) Hall Refectory (Anne Gary Pannell Art Center)
1908	Randolph Residence Hall
1910	Manson Residence Hall
1912	Grammar Residence Hall

Second Phase of Construction between 1925 and 1937 for Sweet Briar College:

1925	Fletcher Hall The Infirmary (Mary Harley Student Health Center) Reid Residence Hall
1929	Mary Helen Cochran Library
1931	Daisy Williams Gymnasium
1937	The Deanery (Faculty Row Residence 7)

A BRIEF BIOGRAPHY OF RALPH ADAMS CRAM

Ralph Adams Cram, born December 16, 1863, in Hampton Falls, New Hampshire, is best known as America's foremost proponent of the Gothic Revival style. A prolific architect and published writer, his life work was rooted in his theological and philosophical convictions. The son of a Unitarian minister, Cram developed his own sense of spirituality based on medieval values. His preference for sacramentalism, which prompted his conversion to Anglo-Catholicism, is especially evident in his ecclesiastical architecture.

Inspired by John Ruskin, the critic and artist who helped to shape the taste of Victorian England, and by the French architect Viollet-le-Duc, he became an advocate of English and French Gothic styles. In 1889 he opened an office in Boston, where he became associated with B.G. Goodhue and later with F.W. Ferguson. With Ferguson, he designed St. Thomas' Church (New York City), Euclid Avenue Presbyterian Church (Cleveland), the First Baptist Church (Pittsburgh), and buildings of the United States Military Academy at West Point, New York. Cram and Ferguson also served as consulting architects for the Washington Cathedral, and they were responsible for the transformation of the Cathedral of St. John the Divine in New York City from a Romanesque to a late Gothic building.

Cram attempted to create an environment that would convey spiritual values as a corrective to technological civilization and materialism. He strong preference for the Gothic style is evident in his designs for the educational buildings at the University of Richmond (1910) and the graduate college (1913) and chapel (1929) at Princeton University. Among the best examples of his traditionalism are the classic Second Unitarian Church (Boston) and the Georgian Revival style buildings of Sweet Briar College (1901) in Virginia. Cram was professor of architecture at Massachusetts Institute of Technology from 1911 to 1914.

He wrote many books on architecture, aesthetics, and theology, including *The Gothic Quest (1907); The Ministry of Art (1914); the Substance of Gothic, Lowell Lectures (1916); The Nemesis of Mediocrity (1918); My Life in Architecture (1936); and The End of Democracy (1937).*

An extensive collection of drawings by Cram's firm may be found in the Boston Public Library. A smaller collections is housed at Avery Library at Columbia University.

The Secretary of the Interior's Standards for Rehabilitating Historic Buildings

In recognition of the need for consistent principles to assure the preservation of our nation's treasury of historic structures, The United States Secretary of the Interior published the definitive and practical *Standards for Rehabilitation & Illustrated Guidelines for Rehabilitating Historic Buildings* in 1992. The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation of historic materials and features.

As stated in the definition, the treatment "rehabilitation" assumes that at least some repair or alteration of the historic building will be needed in order to provide for an efficient contemporary use. However, these **repairs and alterations must not damage or destroy materials, features or finishes that are important in defining the building's historic character.** For example, certain treatments, if improperly applied, may cause or accelerate physical deterioration of the historic building. For example, this can include using improper repointing or exterior masonry cleaning techniques that damage historic fabric.

The Standards (Department of Interior regulations, 36 CFR 67) pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior, related landscape features and the building's site and environment as well as attached, adjacent or related new construction. The Standards are to be applied to specific rehabilitation projects in a reasonable manner taking into consideration economic and technical feasibility.

The Standards:

(1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

(2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

(3) Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

(4) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

(5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

(6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old

in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.

(7) Chemical or physical treatments such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

(8) Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

(9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

(10) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Sweet Briar College Historic District
Guidelines for Historic Building Restoration and Rehabilitation

National Significance

The national significance of the Sweet Briar College Historic District is affirmed by the staff of Harnsberger and Associates, Architects. In the process of conducting our Historic Structures Survey on the campus over the past six months, we have gained a keen appreciation for the quality of the historic architecture at Sweet Briar. Acclaimed architect Ralph Adams Cram's ensemble of Georgian Revival campus buildings at Sweet Briar has been called his "finest collegiate opus". The experience of looking closely at his masterwork confirms that claim. Cram's design signature has been observed in the careful and cloistered site planning of the original campus buildings, as well as in the elegant classical proportions and details exhibited in the building elevations. Owing to the architecture legacy that Cram created here, Sweet Briar's now historic architecture deserves the highest level of professional stewardship and standards of care.

Establishing guidelines for the restoration and rehabilitation of Cram's historic work at Sweet Briar should begin with a recognition of the guiding national standard for the treatment of landmark buildings. ***The Secretary of the Interior's Standards for Rehabilitation*** provide a strong conceptual framework for good restoration and rehabilitation decision making. The ***Illustrated Guidelines for Rehabilitating Historic Buildings*** is useful as a primary reference source for understanding the ***Standards for Rehabilitation***.

Identify, Retain, and Preserve

Identifying, retaining, and preserving those architectural materials and features that are important to the building's architectural character is fundamental to the proper treatment of historic structures. For many of the buildings at Sweet Briar that we surveyed, minor repairs or replacements have resulted in the loss of significant "character-defining" features. The replacement of original ornamental light fixtures with modern security lights is an example of this type of loss. In such situations, we would advise that the historic light fixtures be retained and restored, and that the historic lighting be augmented with free-standing security lights on ornamental poles should additional lighting be desirable.

Repair Philosophy

"Repair, rather than replace" is the preferred preservation doctrine, where feasible. General standards for the repair of historic materials, such as masonry (brick), wood (doors, windows, pediment, columns, etc.), and metals (wrought iron), are described succinctly in the ***Illustrated***

Guidelines. Repair work includes the "in-kind" replacement of extensively deteriorated or missing features, when it is clear what the original feature looked like. Substitute materials, such as precast stone or aluminum railing, may be considered, provided that the finished appearance of the substitute resembles closely the original. Using identical matching repair materials is the preferred option, however.

Replacement Guidelines

When the severe level of deterioration of a material precludes repair, replacing a "character-defining" feature with new material is acceptable provided that the original form and detailing can be recreated in the replacement material. An example of this is found in the replacement of the broken or missing limestone balusters above the retaining wall in front of Benedict. The appropriate restoration approach is to replace the missing balusters with Indiana limestone, matching the profile of the original baluster design by providing a full scale pattern, or actual baluster, to the stone carver.

With reference to the porch columns of the residents, the replacement of wood columns with fiberglass substitute is not recommended because the historic profile of the original column is usually not replicated, and because it is unnecessary to use a substitute material when the authentic material is available. Matching wood replacement columns are readily available, and can be specified to any dimension or profile. Properly maintained, high quality wood columns will equal or exceed the life expectancy of fiberglass or precast materials.

Design for Missing Historic Features

When an important historic feature is missing, such as with several ornamental wrought iron balconies on Randolph, their recovery from a storage barn is the first and preferred course of action. If the feature has been lost permanently however, then replicating the original feature is appropriate and necessary. In this case, pointing to the surviving ornamental balconies on Randolph is all that is required here to accurately guide the replication of the missing balconies. In other instances where a feature has disappeared with no surviving physical documentation, a secondary reference to the original drawings or to early photographs may be used as to guide to the replication. For example, reconstructing the original entrance doors design for the Pannell Center may be best guided by reference to the original drawings. In other cases where adequate design information does not exist, the preferred preservation approach is not to create a new "pseudo-historic" feature that may be confused for the original. In such instances, a visual distinction should be made with the design of the new feature, in subtle contrast from the historic element. Finally, another valid approach to a situation where an historic feature has been lost is to simply omit the feature from the restoration altogether. Go without, a "less is more" approach, may be the preferred solution when the feature's omission is not crucial to the appreciation of the larger design.

Constructing Additions and Alterations to Historic Buildings

In the course of a building's long term use, new space programs and functions are typically required. These programming changes often require significant interior modifications and/or exterior expansion. In general, these changes should be accomplished in such a way that they not change, obscure, or destroy "character-defining" spaces, materials, features or finishes. Identifying these historic features first before proceeding to the design phase of a project is fundamental to a sound preservation ethic. New additions should be designed and constructed to be differentiated from the historic building, while, at the same time, sympathetic to the scale and character of the original structure. "Distinct, yet compatible" are the simultaneous design objectives for planning successful additions to historic structures. Examples of appropriate additions to historic structures are more readily appreciated by a site visit than by a narrative description. Should the Sweet Briar administration be interested, we will lead a tour at the University of Virginia to identify their most successful examples of compatible additions to the historic structures on that campus. Solutions to the accessibility problem is another theme that may be surveyed conveniently during a Charlottesville field trip. The accessibility design challenges that Sweet Briar faces are similar to those that many historic campuses face nationwide. Successful (and unsuccessful) accessible design solutions are best tested and scrutinized in their actual setting.

Restoring Masonry (Brick and Limestone)

The brick and limestone facades at Sweet Briar are the primary "character-defining" features of its Georgian Revival architecture. The proper care of these materials depends on the application of a few basic guidelines:

1. Clean masonry with the "gentlest means possible". Sandblasting, an abrasive technique, is forbidden.

2. Repoint the masonry joints with a carefully matched custom lime-based mortar. Standard Portland cement bag mix mortar is not acceptable.

3. Repoint the brick joints with care and craftsmanship. A test panel is required of the mason before working on the historic structure.

4. Chemically clean limestone with a specially formulated cleaner; replace damaged limestone with a color-matched Indiana limestone.

5. "Repair, rather than replace"... Limit repairs to the immediate area of deterioration.

Restoration Mortar

Prior to beginning the repointing work, the existing mortar should be chemically analyzed. The new mortar should match the original in color, texture and finished profile. Most importantly, its compressive strength should be less than the brick's, so that it will expand and contract with temperature fluctuations without harming the brickwork. A "Type O" mortar, comprising primarily lime and a small percentage of Portland cement, will usually meet this requirement.

The proper procedure for repointing historic brickwork is to remove mortar from a depth of two to two and one-half times the width of the joint. This work should be done with hand tools to avoid the inevitable damage caused by saw-cutting the mortar joints. The new mortar should be applied in several "lifts", to compact it properly, until the joint is slightly recessed behind the face of the brick. The finished joint should be carefully tooled to match the original.

The key to a quality historic repointing job is in the experience and craftsmanship of the mason. Contracting with an expert historical mason will assure that the necessary attention to mortar formulation and application techniques are given. A master craftsman will produce a masterful job, given the appropriate parameters and specifications.

Restoring Painted Surfaces

Many of the paint surfaces observed on the Sweet Briar buildings have suffered from moisture damage, paint build-up, or inadequate preparation. A few guidelines for restoring painted surfaces are as follows:

1. Where the paint has blistered or alligatored, it must be removed altogether by chemically stripper or heat gun technique to return to a sound substrate (i.e. paintable surface).

2. Moisture damaged wood often requires replacement, depending on the severity of the water damage. The soffits, or undersides, of the built-in gutters are typical areas where water damage is significant. Carpentry work should be anticipated prior to beginning the paint contract.

3. Proper preparation of the wood surface requires extensive labor time and quality filler materials. The painting specification should clearly spell out the steps required for adequate preparation. The success of a paint job depends on the thorough preparation of the surface.

4. An alkyd (oil) base primer is fundamental to a high quality paint job. All paintable surfaces should be coated with an alkyd primer following the preparation sequence.

5. Paint should be applied within acceptable temperature and humidity parameters to bond well. No painting should be done during the humid summer months or when moisture is present on the paint surface. Spring and Fall are the preferred seasons for performing painting.

SWEET BRIAR COLLEGE HISTORIC DISTRICT
GLOSSARY OF ARCHITECTURAL TERMS

aedicula	A canopied niche flanked by small columns intended as a shelter for a statue
arcade	A line of counterthrusting arches raised on columns or piers
architrave	The beam that spans from column to column, resting directly upon their capitals. The ornamental moldings around the faces of the jambs and lintel of a doorway or other opening
baluster	One of a member of short vertical members used to support a stair handrail or a coping
balustrade	An entire railing system (as along the edge of a balcony) including the top rail and its balusters, and sometimes a bottom rail
Beaux Arts	Historical and eclectic design on a monumental scale, as taught at the Ecole des Beaux Arts in Paris in the 18th, 19th and early 20th centuries
belt course	(string course) A horizontal band of masonry, generally narrower than other courses, extending across the facade of a structure and in some instances encircling such decorative features as pillars or columns. A horizontal board across or around a building, usually a flat wood member with a molding
bond	An arrangement of masonry units to provide strength and stability through a setting pattern by lapping units over one another
boot	The flange and metal casing around a pipe that passes through a roof
Buckingham slate	A hard medium gray slate quarried in central Virginia; used extensively on colonial and Georgian Revival buildings nationwide
capital	The topmost member, often decorated, of a column or pilaster
colonnade	A continuous row of columns supporting an entablature and usually one side of a roof
cornice	The exterior trim of a structure at the meeting of the roof and wall,

	usually consisting of bed molding, soffit, fascia, and crown molding
cupola	A domed roof on a circular base often set on the ridge of a roof
coping	A protective cap, top, or cover of wall, parapet, pilaster, or chimney
Doric order	The column and entablature developed by the Dorian Greeks, sturdy in proportion, with simple cushion capital and a frieze
efflorescence	An encrustation of soluble salts, commonly white, deposited on the surface of stone, brick, plaster or mortar; usually caused by free alkalies leached from mortar or adjacent concrete as moisture moves through it
entablature	In Classical architecture, the elaborate beam member carried by the columns, horizontally divided into architrave (below), frieze, and cornice (above)
fascia	Any relatively narrow vertical surface which is projected or supported on columns or element other than a wall below
finial	An ornament which terminates the point of a spire, pinnacle, etc.
flashing	A thin impervious material placed in construction between a roof and wall and over exterior door opening and windows to prevent water penetration and/or to provide water drainage
flat seam roof	In sheet metal work, a seam between adjacent metal sheets formed by turning up both edges, folding them over, and then flattening; the joint, so formed, usually is soldered
Flemish bond	In brickwork, a bond in which each course consists of headers and stretchers laid alternately; each header is centered with respect to the stretcher above and the stretcher below it
gable	A vertical triangular portion of the end of a building having a double-sloping roof, from the level of the cornice or eaves to the ridge of the roof
Georgian architecture	The prevailing style of the 18th century in Great Britain and the North American colonies so named after George I, George II, and George III (1714-1820). Derived from Classical, Renaissance and Baroque forms
Gibbs surround	A rusticated stone surround of doors or windows characteristic of the

	style of early 18th century English architect James Gibbs
glazer	A ceramic coating, usually thin and glossy, formed on the surface of brick, earthenware or pottery
header	A masonry unit laid so its ends are exposed
hip roof	A roof which slopes upward from all four sides of a building, requiring a hip rafter at each corner PIX
Ionic	Pertaining to or characteristic of the Ionian Greeks; the Classical order of architecture characterized by its capital with large volutes and by elegant detailing
Italianate	The Italianate style began as part of the English Picturesque Movement in the early 19th century. It was derived from the architecture of rambling, informal Italian farmhouses, with their characteristic square towers and symmetrical floor plans
jack arch	An arch with a horizontal or near-horizontal intrados (inner curve or face of an arch)
keystone	In masonry, the central, often embellished voussoir (a wedge-shaped masonry unit in an arch or vault). Until the keystone is in place, no true arch action is incurred
knee wall	A wall which acts as a brace
lintel	A horizontal structural member over an opening which carries the weight of the wall above it, usually of steel, stone or wood
loggia	An arcaded or colonnaded structure, open on one or more sides, sometimes with an upper story
modillion	A horizontal bracket or console, usually in the form of a scroll with acanthus, supporting the corona under a cornice PIX
monolithic	Shaped from a single block of stone, as a monolithic column
monolithic concrete	Reinforced concrete cast with no joints other than construction joints
parapet	A low guarding wall at any point of sudden drop, as at the edge of a terrace, roof, or balcony

parging	In masonry construction, a coat of cement mortar on the face of rough masonry, the earth side of a foundation, or basement walls
pediment	In classical architecture, the triangular gable end of the roof above the horizontal cornice, often filled with sculpture; a surface used ornamentally over doors or windows, usually triangular but sometime curved
pilaster	An engaged pier or pillar, often with a capital and base
pointing	In masonry, the final treatment of joints by troweling mortar or a putty-like filler into the joints
portico	A porch or covered walk consisting of a roof supported by columns
rising damp	The absorption of ground water by the foundation wall into the basement floor and walls
soffit	The exposed horizontal undersurface of any overhead component of a building
spalling	The flaking of brickwork due to frost, chemical action, or movement of the building structure
standing seam roof	In metal roofing, a type of seam between adjacent sheets of material, made by turning up the edges of two adjacent sheets and then folding them over
stucco	A textured exterior finish composed of Portland cement, hydrated lime and sand, mixed with water
double-hung window	A window having two vertical sliding sashes, each closing a differc ent part of the window
terne metal	An alloy of lead, containing up to 20% tin
transom	A horizontal bar of wood or stone across a window; the cross-bar separating a door from the fanlight above it
water table	A horizontal exterior ledge on a wall, pier, buttress, etc.; often sloped and provided with a drip molding to prevent water from running down the face of the lower portion

SWEET BRIAR COLLEGE HISTORIC DISTRICT
SUMMARY ARCHITECTURAL DESCRIPTION

The Sweet Briar College Historic District consists of 27.22 acres on the campus of Sweet Briar College. Sweet Briar College is located on a rural 3,300 acre campus one mile south of Amherst County. The nominated boundaries include twenty-one* contributing buildings, residential, academic, and administrative, constructed between 1903 and 1937 from the design of architects Ralph Adams Cram of Boston and his firm of Cram, Goodhue & Ferguson. Pendleton S. Clark and Walter Crowe of Lynchburg, Virginia, served as associate architects in charge of supervising construction. Part of the original campus landscaping plan was designed between 1929 and 1961 by landscape architect Charles Gillette of Richmond.

The nominated boundaries of the Historic District exclude buildings that predate or antedate Cram's association with Sweet Briar College or that are not integral features of his campus plan. Among the buildings outside the District are the admissions office (Hill House), designed by Clark in the 1920's and later faced with brick, the chapel (1966), two dormitories (1956-1961), and a dining hall (1981). These buildings are not associated with Cram, although several of them are situated as originally planned by the architect.

The campus plan is strongly influenced by Beaux Arts theories of design and is organized around several intersecting axes. All of the buildings combine red brick in Flemish bond with white trim, using the classical orders and Renaissance detailing. The four initial campus buildings were built from brick kilned on the site. The architecture at Sweet Briar College reflects the Renaissance architecture of Andrea Palladio and the classicism of seventeenth and eighteenth century England and Colonial America. Many of the buildings are connected to each other by brick and wood colonnades or limestone balustrades. The contributing resources are two, three or four story, hip roof buildings in the Georgian Revival style laid in Flemish bond with glazed headers and limestone or wood trim. They consist of six dormitories (1906-1925), the former refectory (1906), the library (1929), two administration/classroom buildings (1906-1925), a gymnasium (1931), a student health center (1925), and nine** faculty residences/apartments (1903-1937). While many of the buildings have undergone interior renovations, the exteriors are largely unchanged.

Cram developed a master plan for campus development using a Beaux Arts axial plan. Buildings and landscaping are arranged along the major west to east axis culminating in the Chapel. It is crossed by several north-south axes, one terminating in the Library and the other in the Refectory. Although later buildings did not always conform to Cram's original plan, it is still the framework underlying the Sweet Briar College campus and provides Sweet Briar with its essential character.

* corrected from 22 to 21 in 1997
** corrected from 10 to 9 in 1997

SWEET BRIAR COLLEGE HISTORIC DISTRICT
Statement of Significance

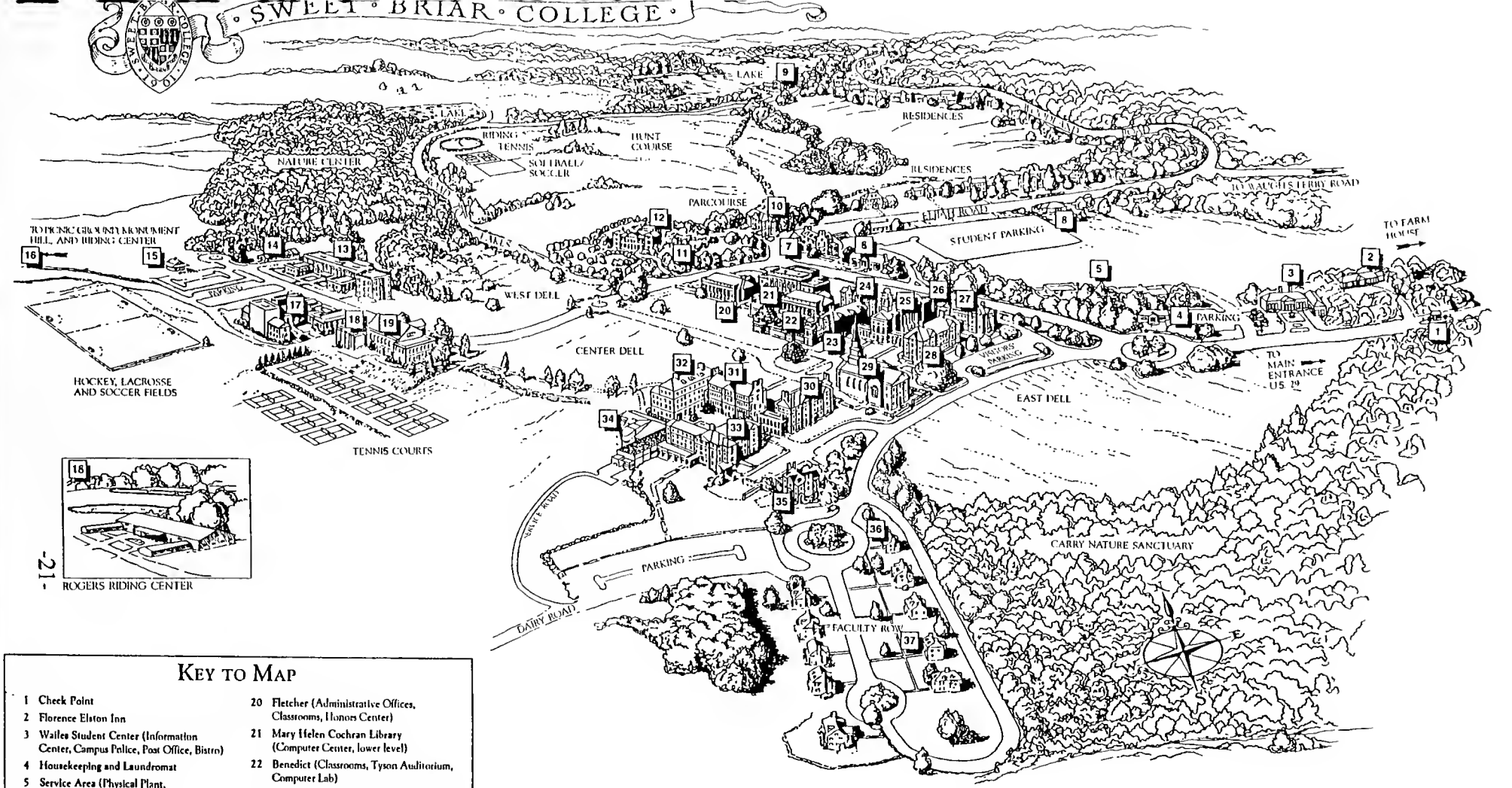
Twenty-one * buildings on the Sweet Briar College campus, known as the **Sweet Briar College Historic District** and nominated to the *National Register of Historic Places* in 1995, are significant because they represent the work of architect Ralph Adams Cram (1863-1942) and his firm of Cram, Goodhue & Ferguson of Boston, Massachusetts. Cram (1863-1942), one of the foremost American architects of the twentieth century, became America's best known proponent of the Gothic Revival style.

The Georgian Revival style buildings in the **Sweet Briar College Historic District** are significant because they are among the best examples of Cram's classical architecture. The buildings constructed from his designs at Sweet Briar College, where he served as architect between 1901 and 1942, are among the few examples of his work in Virginia and are the only classical ensemble by him in the state. They also represent his firm's first large-scale commission for a college.

Sweet Briar House and the Slave Cabin are significant because they were once part of the Elijah Fletcher plantation known as "Sweet Brier". The original farmhouse, built around 1790, is an important example of a brick vernacular Virginia farmhouse. Remodeled and enlarged between 1851 and 1852 into its current Italianate style, Sweet Briar House as it stands today is a major example of the Italian Villa style in Virginia. It has served as the residence of the president of Sweet Briar College since 1906. Although Sweet Briar House lies outside the boundaries of the twenty-one buildings known as the **Sweet Briar College Historic District**, it was listed individually in the *National Register of Historic Places* in 1972.

The Slave Cabin is significant because it is a rare surviving example of a mid-nineteenth century plantation slave quarter. According to John Michael Vlach in his book *Back of the Big House*, the typical field slave cabin of the eighteenth and nineteenth centuries was a one-room dwelling with a loft, constructed of logs or frame with clapboard siding. Chimneys were often built of mud and sticks, brick or field stone. The Slave Cabin at Sweet Briar College, believed to have been built in the 1840's on the Elijah Fletcher plantation, is an excellent example of a clapboard sided one room slave quarter with a loft.

* corrected from 22 to 21 in 1997



Key to Map

1 Check Point
2 Florence Elston Inn
3 Wailes Student Center (Information Center, Campus Police, Post Office, Bistro)
4 Housekeeping and Laundromat
5 Service Area (Physical Plant, Purchasing, and Central Warehouse)
6 Book Shop (Boxwood Café)
7 Development/Public Relations Offices
8 Nursery School
9 Boathouse
10 Boxwood Alumnae House (Museum, lower level)
11 Mary Clark Rogers Garden Cottage
12 Sweet Briar House (President's Home)
13 Connie M. Gulon Science Building
14 Adeline Amea Greenhouse
15 Railroad Station and Caboose (Ceramics and Sculpture Studio)
16 Harriet Howell Rogers Riding Center
17 Babcock Fine Arts Center
18 Elizabeth and Charles Prothro Natatorium
19 Daisy Williams Gymnasium
20 Fletcher (Administrative Offices, Classrooms, Honors Center)
21 Mary Helen Cochran Library (Computer Center, lower level)
22 Benedict (Classrooms, Tyson Auditorium, Computer Lab)
23 Gray (Academic Resource Center, Career Services, Co-Curricular Life, Co-Curricular Programs, Woody Lab)
24 Carson
25 Anne Gary Pannell Center (Art Gallery, Martin C. Shallenberger Art Library, Archaeology Laboratory)
26 Admissions House (Financial Aid Office, second floor)
27 Manson
28 Randolph
29 Memorial Chapel
30 Grammer
31 Reid
32 Dew
33 Meta Glass
34 Prothro Commons
35 Mary Harley Student Health Center
36 Guest House
37 Deanery

Locations Directory

Academic Resource Center (Gray, second floor) 23
Admissions (Admissions House), 804-381-6142 26
Alumnae Office (Boxwood Alumnae House), 804-381-6131 10
Athletics
  Daisy Williams Gymnasium 19
  Prothro Natatorium 18
  Rogers Riding Center 16
Babcock Fine Arts Center 17
Benedict 22
Bistro (Wailes Student Center), 804-381-6292 3
Boathouse 9
Book Shop 804-381-6106 6
Boxwood Café (Book Shop) 6
Business Office (Fletcher, first floor), 804-381-6200 20
Campus Police (Wailes Student Center) 3
Career Services Office (Gray, second floor), 804-381-6151 23
Ceramics and Sculpture Studio (Railroad station, caboose) .. 15
Chapel 29
Chaplain's Office (Chapel) 29
Check Point 1
Co-Curricular Life (Gray, first floor), 804-381-6134 23
Co-Curricular Programs (Gray, third floor), 804-381-6423 23
Computer Center (Library, lower level) 21
Deanery 37
Dean's Office (Fletcher, first floor), 804-381-6205 20
Development Office, 804-381-6161 7
Emily Bowen Room (Dew Hall, lower level) 32
Financial Aid Office (Admissions House, second floor), 804-381-6156 26
Fletcher 20
Garden Cottage 11
Greenhouse 14
Guest House (House No. 1) 36
Gulon Science Building 13
Heuer Auditorium (101 Gulon) 13
Health Center, 804-381-6140 35
Hunura Center (Fletcher, ground floor) 20
Information Center (Wailes Student Center), 804-381-6100 3
Junior Year In France Office (Fletcher, second floor), 804-381-6109 20
Junior Year In Spain Office (Fletcher, second floor), 804-381-6295 20
Laundromat 4
Library, 804-381-6138 21
Museum (Boxwood Alumnae House, lower level) 10
Nursery School 8
Pannell Center and Art Gallery 25
Physical Plant Office (Behind Housekeeping and laundromat) . 5
Post Office (Wailes Student Center, lower level) 3
President's Office (Fletcher, second floor), 804-381-6210 20
Prothro Commons 34
Public Relations Office, 804-381-6262 7
Radio station, WUDZ (Reid, first floor) 31
Railroad station and caboose (Ceramics and Sculpture Studio) 15
Registrar's Office (Fletcher, second floor), 804-381-6179 ... 20
Residence halls
  Carson 24
  Dew 32
  Grammer 30
  Manson 27
  Meta Glass 33
  Randolph 28
  Reid 31
Residence Life and Housing (Gray, third floor), 804-381-6420 23
Service Area 5
Summer storage 5
Sweet Briar House (President's home) 12
Tyson Auditorium (Benedict) 22
Wailes Student Center 804-381-6154 3
Woody Learning Center (Gray, first floor) 23

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SWEET BRIAR COLLEGE HISTORIC DISTRICT
EXECUTIVE SUMMARY

Site Recommendations:

The primary objective for recommending certain campus site improvements is to enhance the presentation of Ralph Adams Crams' elegant Georgian Revival buildings in their bucolic Piedmont setting. A secondary objective is to enhance the existing view sheds into the landscape from the central axis of the campus. A third objective is to strengthen the classical origins of the 1903 Cram Site Plan by reworking the current automobile and pedestrian circulation as part of the 1997 Sweet Briar Campus Site Plan.

Many of the Sweet Briar institutional buildings have become enshrouded over the years by ill-placed and overgrown trees, plants and shrubs. The guiding principal that the landscaping should frame and compliment the architecture has been lost in several key instances. Our recommendation is to re-evaluate the existing landscaping for each building with the design objective of enhancing the pedestrian view of the building's primary elevations. The case of the overgrown box bushes obscuring the primary view of the Cochran Library's South Elevation is illustrative of the problem. The careful pruning and selective relocation of some of these box bushes within the library's south courtyard would re-establish the landscaping as a complimentary yet subordinate feature framing the architecture.

Many of the buildings suffer from shrubs, ivy and other groundcover growing too close to the perimeter walls. All ivy growing against the foundation should be removed because it holds moisture against the brickwork, accelerating mortar deterioration and brick spalling. Further, the roots of the ivy migrate into the mortar joints, creating fissure cracks and eroding the mortar joints. We recommend that a two foot wide gravel buffer of iron impregnated crushed stone (from Martin Quarry in Culpeper) be created around all the building perimeters to minimize the staining effect of the rainwater backsplash, and to deter unwanted plant growth on, or adjacent to, the building.

Concrete Foundation Recommendations:

Maintaining the structural integrity of the buildings' foundations is essential to the long term preservation of the Sweet Briar campus. Properly maintained, these concrete, brick and slate roofed structures will last for many centuries, just as many of the classical edifices of Rome have endured. Regular annual inspection of the reinforced concrete foundations is recommended to identify any new stress cracks or breaks in the wall before they become destabilizing.

The most serious foundation problem that was identified in our survey was found on the end of the brick retaining wall below Benedict Hall, to the west of the Cupola. The west corner of the retaining wall has fallen several inches due to the erosion of the hillside. This settlement has caused, in turn,

the spalling, cracking and failure of several of the decorative limestone balusters on the balustrade above the retaining wall. A new foundation footing for a portion of the retaining wall will be necessary to stabilize the ongoing sinking movement. Some of the wall will require reconstruction after the new footing has been installed. It is recommended that a geotechnical engineer be consulted to determine the soil bearing capacity at the retaining wall.

Flemish Bond Brick Wall Recommendations:

The high quality of the Flemish bond brickwork on all the campus building's exterior walls is a strong "character-defining" feature of Sweet Briar. Every effort should be made to maintain and restore the exterior brickwork at a level of workmanship equal to the original construction.

Many examples of poor brick repointing or outright abuse of the historic brickwork were found in the course of our survey. These abuses can, for the most part, be corrected with the skilled hands of an experienced mason. Our foremost recommendation for this survey is that Sweet Briar engage an historic restoration-certified mason and assistant to undertake all the necessary repairs and repointing to the building facades. No further brick repointing should be attempted until a qualified historic mason has been charged with this responsibility. The vivid evidence of poor repointing found on the Cupola's walls and arched passageway below underscores the importance of correcting this campus wide problem.

Slate Roof Recommendations:

Ralph Adams Cram's decision to originally provide for Buckingham slate roofs on all the institutional buildings has served the long term preservation of the buildings well. Every effort should be made to preserve the existing slate roofs for the next century, and to replace individually and "in-kind"any slate tile that has failed.

Our grade level inspections found many instances of individual slate that had fallen to the ground, which suggests that each building should have a closer roof-level inspection to determine the exact Scope of Repairs needed. Our general recommendation is that a qualified slate roofing contractor inspect and repair all the roofs as part of a five year maintenance cycle. The terne metal flashing at the roofs' ridges and valleys will need restoration or renewal for several roofs, and should be addressed when the slate repairs are undertaken. Copper is the preferred flashing material when replacement rather than repair is recommended.

Porch Recommendations:

The majority of the porches of the Faculty Residences have suffered serious water damage.

Our recommendation is to restore the porches to their original appearance, while improving on the column base detail, and the gutter and downspout details to increase the lifespan of the restored porches.

Wooden porches of this type are high maintenance priorities because of their exposure to the elements and their vulnerable wooden construction. Keeping them maintained by caulking and painting regularly is the best defense to deterioration caused by water damage. Our recommendation is to replace the rotted bases of many of the wood columns with a combination wood and aluminum base that will resist water damage. We do not recommend the use of vinyl or, fiberglass or aluminum substitute materials to reduce maintenance. The historic character of these houses is not effectively expressed with substitute materials. We also recommend that the downspouts and gutters on the porches be enlarged and upgraded to copper. The longterm preservation of the porches will be enhanced by the gutters' ability to shed water more efficiently. Precise specifications for column, decking, and ceiling replacement materials will be important for these porch restorations to be accurate.

Gutters and Downspouts Recommendations:

The ability of a building to efficiently shed water off its roof and walls is key to its long term preservation. Most of the existing downspouts and gutters on the Sweet Briar Buildings are old, rusted and in need of replacement. Their replacement is a high priority.

To our surprise, all of the buildings surveyed featured painted galvanized downspouts, with the exception of one that has been recently upgraded to copper. For buildings of the character and quality of Sweet Briars' we would have expected to find copper downspouts and gutters everywhere. Not surprisingly, the galvanized gutters are generally in poor condition, and will need replacement soon. To protect the upcoming investment made to the restoration of each building, we recommend that the gutters and downspouts be replaced in copper as part of the Phase I work. The use of large (six inch diameter) half-round copper gutters and four inch diameter copper downspouts is recommended for the replacements. This work should be coordinated with the repairs to the slate roof and roof flashing.

Windows and Doors Recommendations:

The elegant character of Georgian Revival architecture is communicated in some significant part by its entrance facade elements: its raised panel colonial style entrance doors, transoms, sidelights, and its flanking true divided lights double-hung windows. These features should be preserved and maintained, along with their associated hardware.

Many of the entrance doors to these buildings have been replaced recently with a commercial storefront-type glass door. It is recommended that the original wood raised panel entrance doors be reinstalled where the storefront glass doors exist. Where feasible, it is also recommended that the

"true-divided light" type window be returned to the primary elevations where modern "applied grid" windows have been installed. Replacing the original bronze door pull and lock would also contribute to the restored refinement of the entry doors.

Building Silhouette Recommendations:

The impact of modern antennas, satellite dishes, and other projections from the roofline of a classically designed structure is in conflict with its qualities of proportion, balance, and finish detail. Our recommendation is to examine other alternative locations for these rooftop projections that would not be detract from the classical appearance of the building silhouette.

The roofline of the Cochran Library and of Reid Residence Hall currently feature projections of dishes and antenna that compete with chaste character of the classical architecture. Particularly in the case of the library, where the limestone roof top balustrade is visually dominated by the satellite dishes, a relocation of the retrofitted hardware would restore the intended elegance to the building's roofline. A couple of alternative locations have been identified.

Painted Surfaces Recommendations:

The maintenance of the painted exterior surfaces for all the buildings is a regular priority that requires constant vigilance. Adequate preparation of the painted surface is as critical to the success of the paint job as the specification of the correct primer and paint. The use of substitute materials, such as artificial siding, to avoid the painting needs of these historic structures is not appropriate .

Many of the structures inspected showed serious evidence of paint failure; that is, paint cracking, peeling, alligatoring, or missing altogether, leaving exposed bare wood surfaces. Some of these wood surfaces have deteriorated from the exposure and will require replacement. The preservation of all the wood elements depends on the ability of the paint film to protect against water infiltration. In some instances, total paint removal will be required prior to prepping, priming and repainting. The condition of each building's painted surfaces needs to be individually inspected and evaluated to determine the appropriate level of preparation prior to painting. A considerable amount of exterior restoration must be completed before painting can be done.

Cast Iron Railing Recommendations:

The ornamental cast iron railings and projecting balconies are important signature design elements of Ralph Adams Cram's distinctive Georgian Revival work. The preservation of the original cast iron elements that have survived and the reconstruction of the missing balconies is recommended.

Several of the original balconies have been removed to accommodate fire stairs or perhaps to simplify the maintenance needs as they deteriorated. Reconstructing these missing balconies would restore an elegant design detail to Cram's composition. Without exception, all of the existing balconies and rails require sandblasting to remove rust, metal priming and painting. Some repairs to the ironwork will require the services of a qualified blacksmith.

Heating and Cooling Systems (HVAC) Recommendations:

The design objective for heating and cooling the Sweet Briar campus buildings is to provide modern HVAC comfort levels to the interiors without compromising the historic "character-defining" features of the buildings' exteriors.

The through-wall air-conditioning units that have been installed at Sweet Briar House and at Fletcher Hall do not satisfy the high esthetic standard of the Sweet Briar campus established by Ralph Adams Cram. The installation of these units required the removal of several sections of historic brickwork, and the permanent insertion of aluminum exhaust grilles on the principal facades. Other campus buildings, such as Gray Hall, have seen exposed and unsightly refrigerant lines run up their outside walls and through drilled holes in the classical pediment. These types of HVAC solutions are in direct conflict with the buildings they serve. Alternative HVAC systems exist that would not require such drastic alterations. Our recommendation is to remove the inappropriate HVAC systems and install new systems that meet a simple test: They will cause no harm to the important architectural features of the buildings.

Handicap Accessibility Recommendations:

The accessibility goal of Sweet Briar College should be to provide for safe and convenient wheelchair access to all the institutional buildings, provided that the historic integrity and the view of the primary building elevations are not unduly compromised.

A modular aluminum ramp construction, similar to the "AlumiRamp" system installed at the University of Virginia, is recommended where a ramp solution is practical (i.e. not too long) and not disruptive to the architectural character of the building's primary elevation. Where a ramp is not practical, an exterior chair lift may be placed adjacent to an existing landing to raise a wheelchair from grade up to five feet vertically. At the conclusion of each Building Inspection Report, a preferred ramp or lift location is identified for each of the College's institutional buildings.

SWEET BRIAR COLLEGE HISTORIC DISTRICT

BUILDING 01: FACULTY ROW GUEST HOUSE

GENERAL INFORMATION

Building Name: Faculty Row Guest House

Date Built: 1903

Original Use: Faculty/student/guest apartment; dining hall; infirmary

Present Use: Guest House

Primary West Elevation

Architectural Description of Faculty Row House 1

The Faculty Row Guest House 1 is a two and one-half story hip roof, Georgian Revival style brick residence with dormer windows, limestone and wood trim, and one-story porches with elaborate classical detailing. The third floor attic level has very high style dormer details with elaborate casing trim elements and Georgian Revival multipane ornamental windows with a pointed arch sash.

History of Faculty Row House 1

Faculty Row House 1 was built in 1903, before Sweet Briar College opened its doors to faculty and students. Because Sweet Briar's remote location offered few amenities, the house was built initially to provide lodging for guests and workers involved in the construction of the college. The red brick Georgian Revival house was built to be a boarding house, and its interior so designed. The kitchen and dining room were in the basement, and common rooms for sitting, private bed chambers, and centrally located hall baths were located on the first, second, and third floors.

Which architectural firm was responsible for the design of the house can not be confirmed. Information about the design of Faculty Row House 1 may be found in three written sources: (1) *Ralph Adams Cram As College Architect: An Historicist's Approach;* (2) *The Alumnae News;* and (3) *The Story of Sweet Briar College.* Ralph Adams Cram was hired by the college in 1901 or 1902. And the drawings for the proposed Sweet Briar Institute were complete in the Spring of 1902 and placed on display in the windows of the office of the Lynchburg Traction and Light Company. (*The Story of Sweet Briar*, p.53). Although Cram was the official architect for the college, blueprints located in the college physical plant list the firm of Lewis and Burnham of Lynchburg as the designers.

In an interview in the 1937 *Alumnae News*, Mary K. Benedict, president of Sweet Briar College from 1906-1916, recalls her first days on campus. Dr. Benedict had arrived early to supervise the construction of the college's first buildings. (*Ralph Adams Cram As College Architect: An Historicist's Approach,* p. 35) On the day of her arrival, Benedict was elated to see Mr. Cram's drawings for the first time. Dr. Benedict realized the benefits of Cram's beautiful plans, knowing they could provide her and the early board members with an opportunity to visualize the future of the college campus. By using the plans, they could ensure the architectural integrity of all future building. It soon became evident that everyone wanted to protect Cram's harmonious vision for the college. To satisfy Mr. Cram's vision for the college, the decision was made that every new building erected would respect the unity of architecture. Benedict suggests that Cram was involved in the construction of the four houses. Dr. Benedict refers to the unfortunate loss of the original plans at the Jamestown exposition. The plan included four buildings: Academic, the refectory, and two dormitories. (*The Alumnae News,* p.5). The apartment house and three professor's residences were considered by Benedict to be part of the original plans. From the original scheme, four college buildings plus four faculty houses, service buildings, and temporary roads were completed in 1906 with the available $530, 577. (*Ralph Adams Cram As College Architect, An Historicist's Approach,* p.35)

Mr. Lewis, a local architect with the firm of Lewis and Burnham in Lynchburg was connected with Sweet Briar before he was hired to build Faculty Row House 1. Because he was on the scene either simultaneously with or perhaps before Cram, it is hard to determine whether his position was as an the associate or as the primary architect on the building project. In 1901, Lewis purchased land from the Fletcher estate on Diamond Hill in Lynchburg, paying $1700 to Sweet Briar Institute for the land upon which Lewis built his family home. Later records show that the Lewis family funded an endowment for Sweet Briar College, although evidence has not been discovered to explain Lewis' connection with the College.

Faculty Row House 1 has served through the years as a home for faculty, students, and staff. Before the Refectory was opened, all meals were prepared in the house's basement kitchen and eaten in the adjacent dining room. The cook in this early days was Signora Hollins who had been Daisy Williams' playmate. Signora was introduced to the ailing Daisy by her aunt Rosa who was the Williams' cook. Rosa felt sorry for Miss Daisy and invited her niece to accompany her to work. The two children became good friends, and the two families formed a bond that lasted until Signora's death. Signora entertained faculty and students with stories about the Williams Family, and her tales helped to keep the Williams' spirit present on the campus. While working in the kitchen one afternoon, Signora reported that she looked outside and saw Miss Indie standing near a tree behind the Residence. Signora walked out and greeted her, and together they walked to Sweet Briar House. As they made their way up the hill, they carried on a conversation. Signora said she spoke with Miss Indie often, even though Indiana Williams had been dead for years. In response to those who questioned her supposed conversations with Miss Indue, Signora insisted that it was not strange at all for her to see and interact with Miss Indie.

For several years Faculty Row House 1 was used as the Sweet Briar College infirmary. Dr. Mary Harley lived in the infirmary, and in 1923-24 President McVea was so ill that Dr. Harley insisted that Miss McVea move into the infirmary so that Dr. Harley could monitor her health. President McVea was so weak that the first faculty meeting for the 1924 school year was held in the parlor of the apartment house. At the end of the meeting President McVea announced her retirement. During this same period, Dr. Harley saved two young women during the influenza epidemic. One of the girls father was so grateful for his daughter' s recovery that he helped raise money for the construction of a new infirmary built in 1925. When the new infirmary was built, the residence reverted to use as faculty apartments.

PHYSICAL CONDITION REPORT
FACULTY ROW GUEST HOUSE 1

Site Condition

The drainage slopes positively away from the house to the front and back of the site. The lawn is thin and mossy and should be aerated, fertilized and reseeded. There are a few shrubs, but many mature hardwood trees. Leaves from overhanging branches are a problem for the gutters. Two stumps in the front yard need grinding. All ivy growing against the foundation should be removed because it holds moisture against the brickwork, accelerating mortar deterioration and brick spalling. Further, the roots of the ivy migrate into the mortar joints, creating fissure cracks and eroding the mortar joints. Moss and fungus growing at the cornice should be removed and the wood treated with a fungicide. The radial asphalt sidewalks have brick borders and are in poor condition. It is recommended that the asphalt sidewalks be replaced with brick pavers laid in a sand bed.

Building Foundation

The foundation is reinforced monolithic concrete. The limestone sill at the basement door is cracked and needs replacement. The side wall foundation is spalling and is damp with ground moisture. Overall drainage is fair. The stoppage at the drain at the basement door areaway should be snaked clear. Efflorescence of the foundation wall requires chemical cleaning. No stress cracks or settlement problems were observed. There is some localized spalling under the basement window at the south elevation. The venting of the oil furnace through the basement window should be screened or re-designed in another location.

Building Envelope

The masonry is in fair condition, but requires some spot repointing where the joints have eroded. All the underneath edges of the limestone sills need pointing (never done during construction), and there is some sidewall dampness, though not serious. There are no settlement cracks, and vertical alignment of the walls is true and plumb. At the basement wall, efflorescence staining is present and requires cleaning. The masonry opening joints of all the doors and windows need caulking. The fungus should be removed from the soffit of the porch cornice. The cornice also shows some water damage, which should be patch repaired. All exterior wood trim needs to be primed and painted.

Two sconce lanterns, missing from the front porch, should be replaced with historically appropriate reproductions. The brick patching that covers the sconce electrical box is poorly done and should be removed. The north elevation cornice hosts a colony of bees which needs to be gently relocated.

Porches

The porch decking is generally sound and shows little rot. The porch framing is true and properly sloped. The existing porch deck paint, however, is in poor condition and needs to be stripped, filled, sanded, primed, and painted. The wooden stair treads and risers need to be rebuilt with pressure-treated materials. The porch railing needs extensive restoration as the lower rail joints have failed, and the entire assembly is unsound. It is recommended that the existing galvanized down spouts be replaced with circular 3" diameter copper. The lattice screen under the porch has failed and should be replaced with heavy duty cedar lattice.

Roof

The hip roof is constructed of Buckingham slate with terne metal flashing. A few of the ridge tiles are displaced, but the overall condition of the slate is good. The anchors and the flashing appear to be in good condition from our ground level survey. The galvanized gutters and downspouts are not original and are in poor condition. The terne metal built-in gutter is rusting and leaking. The gutter failure is causing rotting and paint failure to the wood cornice. It is recommended that all the gutters and downspouts be cleaned every three months (four times annually). Concrete splash blocks need to be added at grade for every downspout.

Chimney

The brick of the chimneys are in fair condition. However, some restoration work is required. All three chimneys need repointing. The south chimney shows some side wall cracking. There is no lean, and the copper cap is in good condition. The south chimney which serves the oil furnace exhaust flue requires immediate attention due to the gaps in the brick courses. The other two chimneys are in relatively sound condition, needing only minor repointing.

Openings: Doors

The front door, wood with eight raised panels and beveled glass side lights and transom, is original. The limestone sill is in good condition, but the door frame needs perimeter caulking. All of the wood surfaces need to be stripped, sanded, primed and painted. It is recommended that the historically inappropriate aluminum storm door be removed and replaced with a wood storm door that is similar to the surviving wood storm door on Residence 7.

Openings: Windows

The original frames and sashes are sound, although they need to be recaulked at the masonry openings. The limestone sills are in excellent condition. Several of the broken glass panes need to be replaced, and some spot reglazing is required. The paint is in poor condition. All wood surfaces should be stripped, primed and painted. The triple track aluminum storm windows should be removed and replaced with interior storm windows if desired. It is also recommended that the original shutters, currently stored in the basement, be reconditioned, repainted, and rehung on all the

windows. The shutters contribute to the Georgian Revival character of the residence.

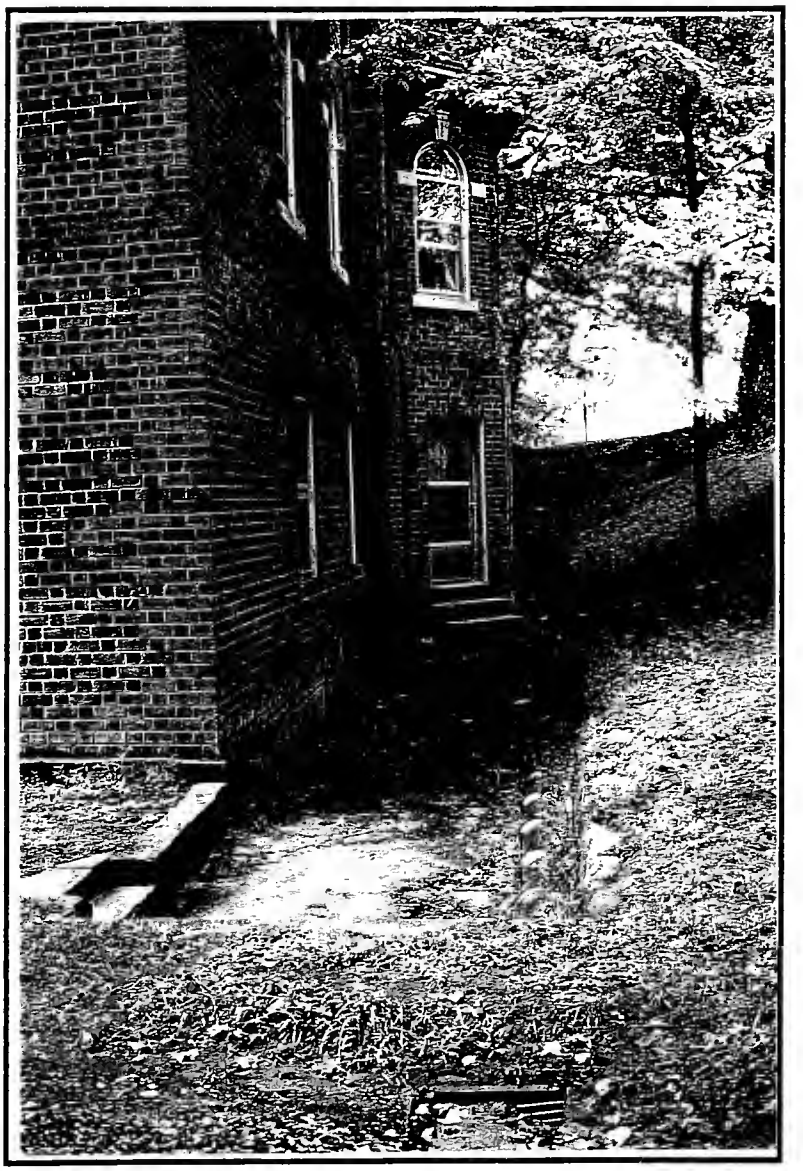
The first floor windows are original one-over-one (1/1) with a semi-circular heads. The second floor windows are original six-over-two (6/2). The third floor attic level has original Georgian Revival multi-pane ornamental windows with a pointed arch sash. The dormer details and the casing trim elements for these windows are very high style and should be carefully restored.

ADA Accessibility Recommendations for Faculty Row Guest House 1

Preferred ADA Accessibility Location(s):

(1) A wooden ramp from the rear driveway to the North Elevation basement door would provide convenient access to the basement level. An interior residential elevator could provide access to the two upper floors, if desired.

North Elevation Basement Door



Recommendations in Priority Order for Exterior Restoration
Faculty Row Guest House 1

Site

(1) Grind the two stumps in the front yard
(2) Fertilize, aerate, and reseed lawn
(3) Rebuild sidewalks with brick pavers laid in a sand bed

Building Envelope

(1) Spot repoint open joints on all brick elevations
(2) Point underside of limestone sills
(3) Caulk all windows and doors at masonry opening
(4) Replace missing two lantern sconces on front porch
(5) Chemically clean foundation wall
(6) Remove bee colony on north elevation cornice

Porch

(1) Prep and paint the porch railing and decking
(2) Install new 3" circular copper downspouts for the porch
(3) Add concrete splash blocks at all downspouts
(4) Replace all lattice under porch

Building Foundation

(1) Snake clear the drain at basement door
(2) Screen the exhaust vent of the oil furnace through basement window

Roof

(1) Reset displaced slates
(2) Prime and paint terne ridge cap and finials
(3) Recondition built-in gutters: scrape, treat, prime and paint

Chimney

(1) Repair and repoint the south chimney
(2) Spot repoint other chimneys

Doors

(1) Replace storm door
(2) Caulk, prep, and paint all exterior doors

Windows

(1) Caulk all windows
(2) Restore broken window glass and reglaze where necessary
(3) Prep and paint windows
(4) Remove and replace storm windows
(5) Recondition and rehang shutters on all the windows

PHOTOGRAPHS OF BUILDING DETAILS
FACULTY ROW RESIDENCE 1

Original front entrance door with beveled glass, side lights, and transom; incompatible aluminum storm door

Original shutters in basement

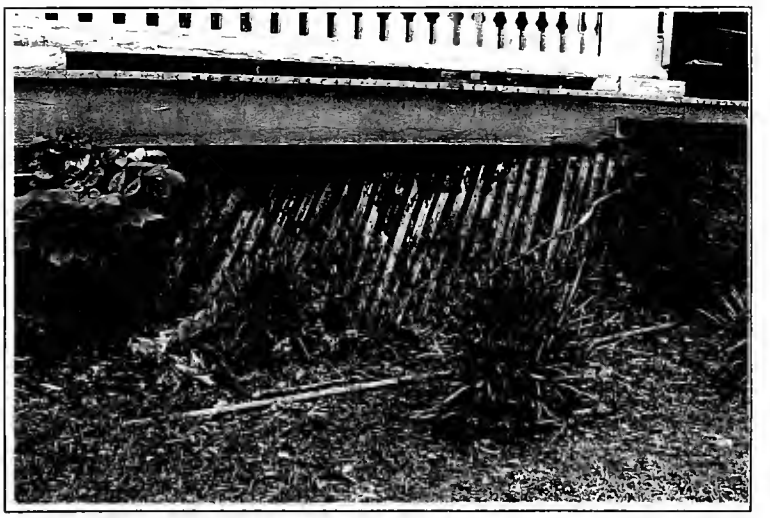
Moisture damage and efflorescent staining from leaking built-in gutter

Cracked jack arch over basement windows

PHOTOGRAPHS OF BUILDING DETAILS
FACULTY ROW RESIDENCE 1

Kneewall: spalling brick, eroded mortar joints
Steps: rotting risers and treads

Paint failure on porch column and railing



Broken lattice under the front porch

PHOTOGRAPHS OF BUILDING DETAILS
FACULTY ROW RESIDENCE 1

Cracked column capitol

Rusted terne metal porch roof; porch railing failure

Porch railing: paint failure and rotting wood

PHOTOGRAPHS OF BUILDING DETAILS
FACULTY ROW RESIDENCE 1

Basement entry: spalling concrete; moss and fungus growth

Cracked jack arch

Unsightly masonry patch at sconce light location

SWEET BRIAR COLLEGE HISTORIC DISTRICT
BUILDING 3: FACULTY ROW HOUSE
GENERAL INFORMATION

Building Name: Faculty Row House 3

Date Built: 1906

Original Use: Married Faculty or Staff Residence

Present Use: Faculty Residence

Primary West Elevation

Architectural Description of Faculty Row House 3

The Faculty Row House 3 is a two and one half story hip roof, Georgian Revival style brick residence with dormer windows and slate tile roof, limestone and wood trim, and one-story porches with classical detailing.

History of Faculty Row House 3

Construction of Faculty Row Houses 3, 5, and 9 was completed by 1906. Records and early photographs located in the college archives show the newly constructed houses were open and occupied when the first students arrived in September 1906. Houses 3, 5, and 9 are not as elaborate in their architectural detailing as House 1, but they are architecturally compatible in style.

Dr. Dew, the first treasurer of Sweet Briar College, lived in Faculty House 1 until House 9 was completed. At that time, the Dew family took up residence in House 9 and enjoyed entertaining their good friends and colleagues there. Historical records are not complete in identifying who lived in the other faculty row houses in the early years of Sweet Briar College. However, these houses were most likely used for married faculty and staff for whom other on-campus housing was limited. It is likely that Houses 3 and 5 were occupied by the Humphreys and the de Launays in the early years. We know that the Humphreys, the de Launays, and the Dews spent many evenings together and that they all lived on Faculty Row. Mr. J. Mitchell Humphreys filled "the chair of modern languages", teaching both French and German. Educated in Europe and an accomplished musician, Professor Paul de Launay taught art.

The families shared a love of music, so they constituted a community of culture. Dinner parties, lively debates, and their music provided frequent entertainment until the early morning hours. Mrs. Dew referred to the group as "pioneers in the woods of rural Amherst County" The sound of music and lively conversation was complimented by the voices of children at play. The laughter of the Humphrey children was accompanied by an unusual dialect because the children spoke three languages fluently, often combining all three to form a strange code. (*The Sweet Briar Story*, p.74)

Professor Paul de Launay and his wife lived in one of the houses on the Row. Paul de Launay was a French baron who had studied art under Benjamin Constant, Jean Paul Laurens, and others at the Academie Julian and the Beaux-Arts. He also studied music under Guilmant and Cesar Franck. Professor de Launay sported a full beard in an attempt to looked older, presumably because his wife, to whom he was devoted, was twenty-five years his senior. By Christmas of 1906, Mrs. de Launay had become very ill. In hopes of cheering up his wife, the professor decorated the house for her in red bells and streamers. Unfortunately, she died during the holiday, and he never had the heart to take them down. The decorations remained on the house until his departure from the college in June, 1907. He left Sweet Briar with a broken heart, never to return. (*The Sweet Briar Story*, p.74)

PHYSICAL CONDITION REPORT
Faculty Row House 3

Site Condition

The drainage slopes positively away from the house in all directions. The lawn is thin around the trees in the front of the house and should be aerated, fertilized and re-seeded. Shrubbery and ivy growing at the foundation walls should be removed. The radial asphalt paths should be replaced with brick pavers laid in a sand bed.

Building Foundation

The foundation is stained from back splash and needs to be chemically cleaned. Although most masonry joints are in good conditions, some spot repointing is needed. Drainage is good condition; there is no efflorescence or rising damp. There is some spalling at the right side of the concrete footing and of the brick at the rear porch kneewall. The front porch knee wall has failed and there are settlement cracks. It is recommended that the front porch kneewall be replaced with a new foundation and that the rear porch kneewall be repaired and repointed. Ventilation is good and there are no problems at the basement entry.

Building Envelope

The masonry and pointing are in good condition. There is no moisture damage, spalling or efflorescence, and wall alignment is good. A stress crack on the right side wall should be repaired. On the right side elevation, there is a jack arch slippage problem. Some point-up under the sill needs to be done. All doors and windows need to be recaulked. Although the front elevation is in good condition, the sides and rear should be stripped, primed and painted. The existing galvanized gutters are rusted and need to be replaced with copper downspouts.

There are no shutters on the side and rear elevations, only on the front. There is unsightly electrical conduit running along the side walls. It is recommended that all external electrical conduits be removed and reconfigured within the interior.

Porches

The porch decking on the front elevation is in poor condition with visible moisture damage at the porch landing. The wooden column bases have failed and should be replaced. Although the porch has been recently painted, the wood surfaces were not sufficiently prepared. The wood surfaces of the porch should be repaired, stripped, filled, sanded, primed and painted. The stairs are in fair condition; their appearance would be improved with new treads. The lower rail has collapsed at the left side and the base has failed. The rail requires reconstruction. The rusting galvanized gutters should be replaced with copper downspouts. The security gate at the landing is obtrusive and should be removed or redesigned to be more compatible.

On the rear elevation, all porch columns are seriously deteriorated. The rear porch column base has failed, and the decking has rotted at the corner.

Roof

The hip roof is constructed of Buckingham slate with terne metal flashing. The slate is original and in sound condition. Anchors and flashing appear to be in good condition. The built-in gutters could not be inspected. Further investigation is recommended. Routine maintenance should be instituted. The terne metal roof over the bay window on the left side is rusted and needs to be replaced. A closer inspection of the roof is recommended.

Chimney

Both of the brick chimneys are in fair to poor condition. The brick joints are open and need to be repointed.

Openings: Doors

The wood doors and frames are original with decorative raised panels. The limestone sills are in good condition. The door has been recently painted. The existing aluminum storm door needs to be removed and replaced with a wood storm door compatible with the quality of the original door.

Openings: Windows

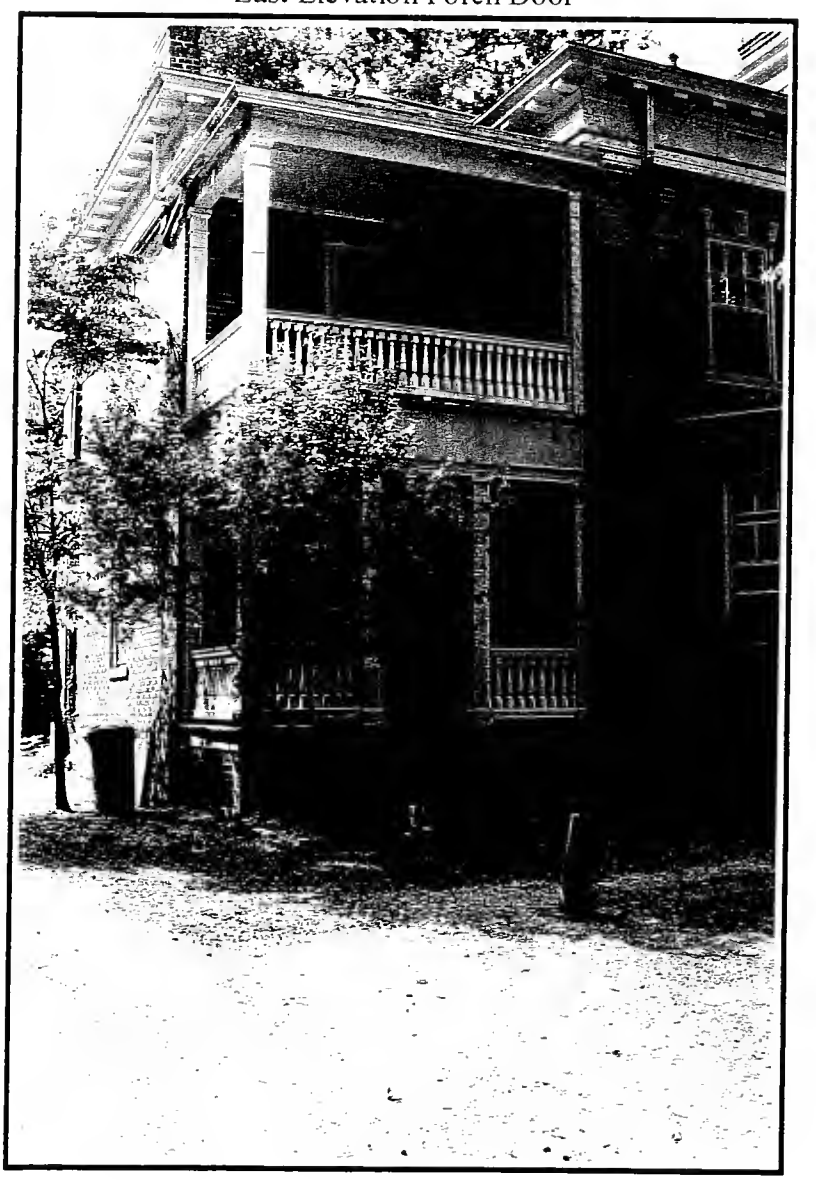
The windows at the front elevation and side elevation are original six panes over two panes (6/2). The frames are sound although the sashes could not be tested. Some reglazing is necessary. All windows need to be stripped, sanded, primed and painted. The original limestone sills are in good condition. The aluminum storm windows should be removed and replaced with "Thermo- press" interior storm windows. The shutters should be refurbished, stripped, primed, painted, and rehung. The hardware that is broken or missing should be replaced. The front dormer window at the roof attic level shows water damage at the base and should be repaired and repainted.

ADA Accessibility Recommendations for Faculty Row House 3

Preferred ADA Accessibility Location(s):

(1) A wooden ramp turning along the rear wall would bring access to the rear porch door, first floor level. A section of the porch railing would need to be hinged as a gate.
(2) Lift to the rear porch
(3) Lift to front porch; not ideal due to negative visual impact

East Elevation Porch Door



Recommendations in Priority Order for Exterior Restoration
Faculty Row House 3

Site

(1) Fertilize, aerate, and reseed lawn
(2) Remove ivy and shrubbery at the foundation
(3) Rebuild sidewalks with brick pavers laid in a sand bed

Building Foundation

(1) Replace and repoint spalled brick at the rear porch kneewall
(2) Chemically clean the foundation

Building Envelope

(1) Point underside joint of all limestone sills
(2) Recaulk all windows and doors at masonry openings
(3) Remove all runs of electrical conduit on the perimeter walls, and reroute internally
(4) Locate and rehang shutters on the side and rear elevations
(5) Prepare, prime and paint woodwork on the side and rear elevations
(6) Repair jack arch displacement problem on the right side elevation

Porch

(1) Prep and paint the porch railing and decking
(2) Install new 3" circular copper downspouts for porch
(3) Remove or redesign security gate at the landing
(4) Replace all column bases
(5) Replace risers and treads of the front steps

Roof

(1) Replace terne roof over the bay window on the left side
(2) Recondition built-in gutters: scrape, treat, prime and paint or replace with new copper

Chimney

(1) Repair and repoint all open joints

Doors

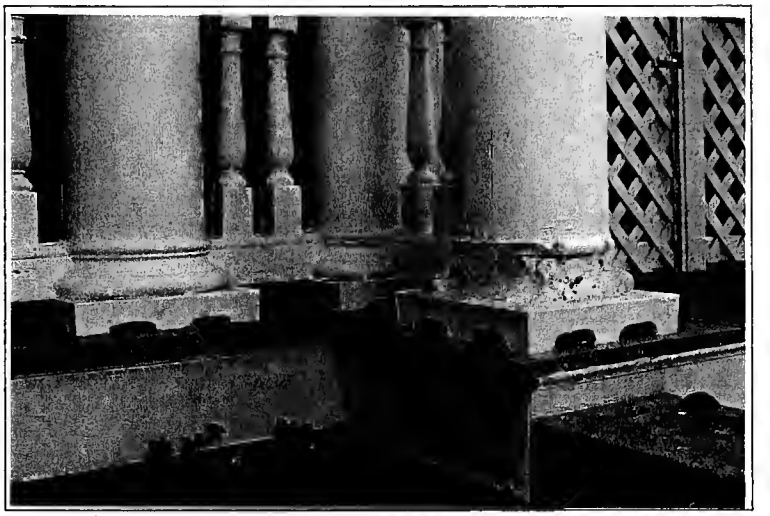
(1) Replace storm door with new wood storm door

(2) Caulk, prep, and paint all exterior doors

Windows

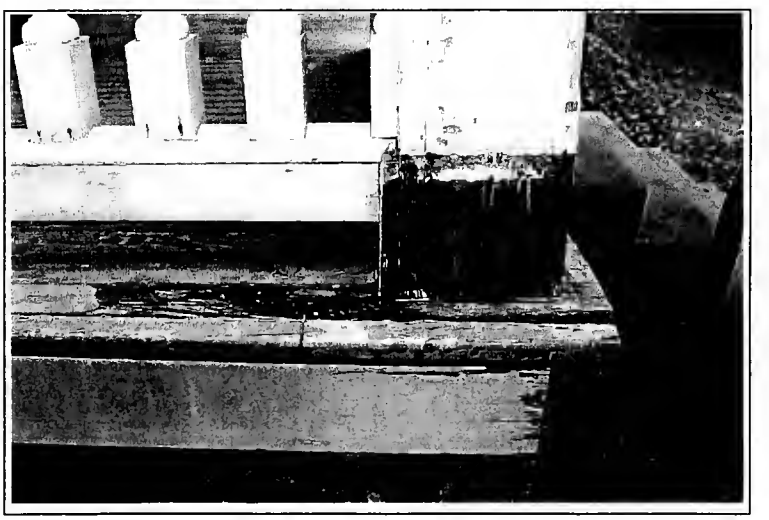
(1) Recaulk all windows
(2) Reglaze window glass where necessary
(3) Remove and replace storm windows
(4) Recondition and rehang shutters on all the windows
(5) Prep and repaint all windows
(6) Repair and repaint front dormer

PHOTOGRAPHS OF BUILDING DETAILS
FACULTY ROW RESIDENCE 3



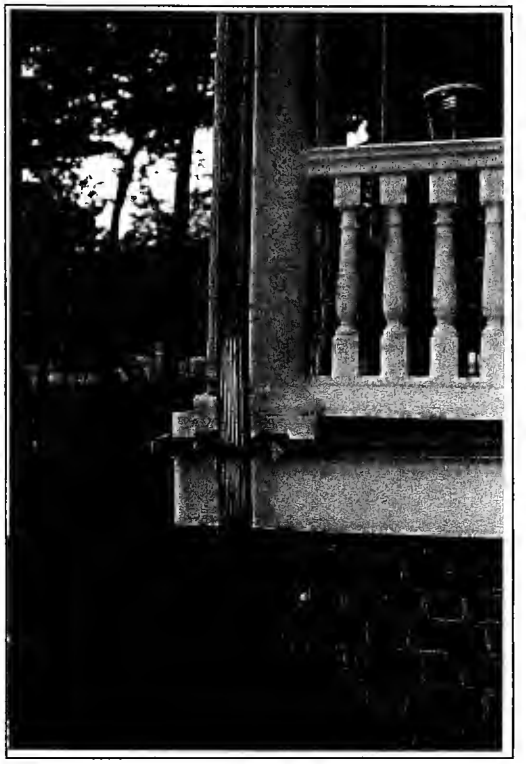
Rotting porch column base

Foundation and porch: moss and fungus growth; oil staining; rotting wood; poorly executed repointing

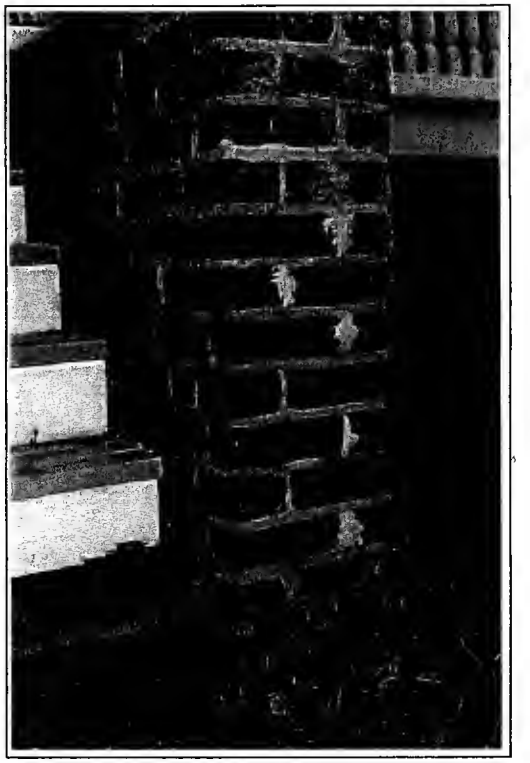


Rotting wood on porch deck and column base

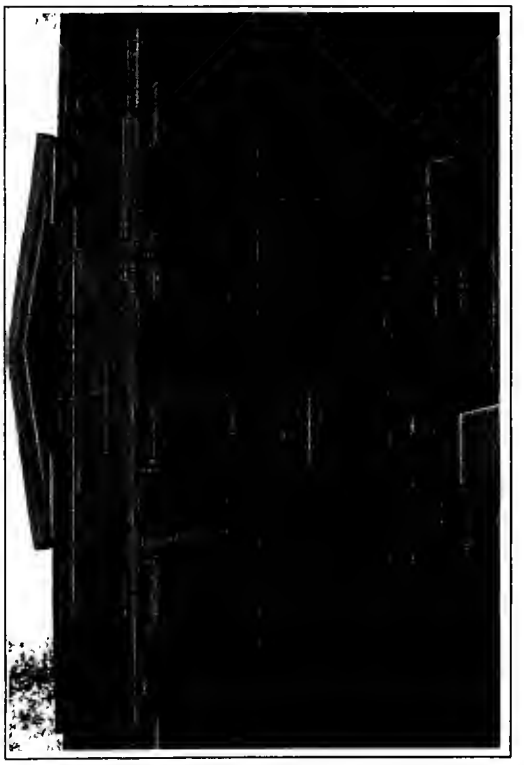
PHOTOGRAPHS OF BUILDING DETAILS
FACULTY ROW RESIDENCE 3



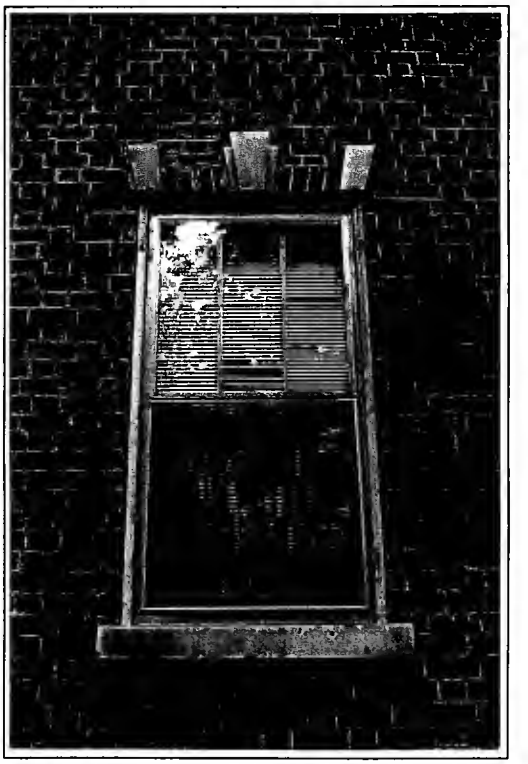
Cracked porch foundation; unsightly downspout



Kneewall: eroded mortar joints; cracked and spalled brickwork; failing step risers; poorly executed spot repointing



Moisture damaged eave and cornice



Stained limestone sill; poorly executed repointing; unsightly storm windows

SWEET BRIAR COLLEGE HISTORIC DISTRICT
BUILDING 5: FACULTY ROW HOUSE
GENERAL INFORMATION

Building Name: Faculty Row House 5

Date Built: 1906

Original Use: Married Faculty or Staff Residence

Present Use: Married Faculty or Staff Residence

Primary West Elevation

Architectural Description of Faculty Row House 5

The Faculty Row House 5 is a two and one half story hip roof, Georgian Revival style brick residence with dormer windows, limestone and wood trim, and one-story porches with classical detailing.

History of Faculty Row House 5

Construction of Faculty Row Houses 3, 5, and 9 was completed by 1906. Records and early photographs found in the college archives show the newly constructed houses were open and occupied when the first students arrived in September 1906. Houses 3, 5, and 9 are not as elaborate in their architectural detailing as House 1, but they are architecturally compatible in style. The houses are large two-and-one-half story hipped-roof Georgian Revival-style brick homes.

Dr. Dew, the first treasurer of Sweet Briar College, lived in Faculty House 1 until House 9 was completed. At that time, the Dew family took up residence in House 9, and the Dew family often enjoyed entertaining their good friends and colleagues. Historical records are not complete in identifying who lived in the faculty row houses throughout the early years of Sweet Briar College. However, these houses were most likely used for married faculty and staff for whom other on-campus housing was limited. It is likely that Houses 3 and 5 were occupied by the Humphreys and the de Launays in the early years. We know that the Humphreys, the de Launays, and the Dews spent many evenings together and that they all lived on Faculty Row. Mr. J. Mitchell Humphreys filled "the chair of modern languages", teaching both French and German. Educated in Europe and an accomplished musician, Professor Paul de Launay taught art.

The families shared a love of music, so they constituted a community of culture. Dinner parties, lively debates, and their music provided frequent entertainment until the early morning hours. Mrs. Dew referred to the group as "pioneers in the woods of rural Amherst County" The sound of music and lively conversation was complimented by the voices of children at play. The laughter of the Humphrey children was accompanied by an unusual dialect because the children spoke three languages fluently, often combining all three at the same time to form a strange code. (*The Sweet Briar Story*, p.74)

Professor Paul de Launay and his wife lived in one of the houses on the Row. Paul de Launay was a French baron who had studied art under Benjamin Constant, Jean Paul Laurens, and others at the Academie Julian and the Beaux-Arts. He also studied music under Guilmant and Cesar Franck. Professor de Launay sported a full beard in an attempt to looked older, presumably because his wife, to whom he was devoted, was twenty-five years his senior. By Christmas of 1906, Mrs. de Launay became very ill. In hopes of cheering up his wife, the professor decorated the house for her in red bells and streamers. Unfortunately, she died during the holiday, and he never had the heart to take them down. The decorations remained on the house until his departure from the college in June, 1907. (*The Sweet Briar Story*, p.74)

PHYSICAL CONDITION REPORT
Faculty Row Residence 5

Site Condition

Drainage is positive in all directions. The lawn is thin at the trees and bushes and requires aeration, fertilization and reseeding. Vegetation growing close to the house and the front porch, especially ivy, should be removed in order to prevent masonry damage to the house. The asphalt paths should be replaced with brick pavers laid in a sand bed.

Building Foundation

The masonry joints, lintels and limestone sills are in good condition. Drainage is good, but there is some spalling visible at the right side of the basement and at the knee walls at the front porch steps. Some repointing at the foundation vents on the front porch knee wall is required. No settlement is apparent although there is a small crack in the foundation on the side left at the basement window. Fungus and moss are visible at the right side downspout. The concrete slab at the left rear is cracked which may indicate the location of a manhole.

Building Envelope

Some spalled brick require repair, but the pointing is good except where stress cracks are formed. There are serious stress cracks noted on the left side at the second floor window and on the right rear ell. There is no moisture damage, and the wall alignment is true and plumb. The limestone sills are in good condition. All windows, doors and cornices need to be caulked, stripped, sanded, primed and painted.

Unsightly electrical conduits on the right side and on the front wall need to be removed and rerouted. On the second floor of the front elevation, the jack arches are poorly repointed; this mortar should be carefully extracted and reworked by a qualified historical mason.

Porches

The porch has serious column failure and needs to be shored as soon as possible. Decking failure is also apparent. The railing is sound, but needs to leveled and painted. The entire porch assembly should be stripped, sanded, filled, primed and painted. The existing galvanized gutters should be replaced with 3" copper gutters. The decking has failed at the column points. The knee wall shows some spalling at the front end. The rear addition has been vinyl-sided, but still retains its original windows. It is recommended that the vinyl siding be removed and replaced with the original beaded wood siding.

Roof

The roof is a hip design, constructed of Buckingham slate with terne metal flashing. The dormer window base is water-damaged and needs to be repaired. The slate appears to be sound from our ground survey. The built-in gutters require closer inspection for probable stoppage with leaves. The roof warrants a closer inspection to determine where attention is needed.

Chimney

The brick of the three chimneys appears to be in good condition, but all three chimneys need spot repointing. The concrete caps need reparging. A closer inspection is necessary via a cherry picker rig.

Openings: Doors

The wooden doors are original with transoms in front and back, and the door frame has original joints and is in excellent condition. The limestone sill is also in fine condition. The front door needs to be stripped, primed, painted, and caulked. The existing aluminum storm door should be replaced with an appropriate wood storm door (see The Deanery). The front door is three raised panel with original beveled glass above a bronze oval lockset. The rear door is five raised panel horizontal type.

Openings: Windows

The windows are original with six-over-two (6/2). The frames and sashes are in good condition. Some reglazing is necessary, and all windows need to be stripped, primed, and painted. The limestone window sills are in good condition. The aluminum storm windows should be removed and replaced with appropriate storm windows. The front windows would benefit best from "Thermo-press" interior storm windows, while the side and rear windows could be improved with white triple track storm windows. The shutters are missing. They should be found, refurbished, and rehung, or remade as they are a design element even more than a functional one.

ADA Accessibility Recommendations for Faculty Row House 5

Preferred ADA Accessibility Location(s):

(1) A wooden ramp run against the rear elevation wall to the rear porch would bring access to the rear door at the first floor level. The rear porch door would need to be widened from 28" to preferably 36".

(2) Lift to front porch; not recommended as too visually disruptive

East Elevation Porch Door

Recommendations in Priority Order for Exterior Restoration
Faculty Row House 5

Site

(1) Remove ivy and shrubs growing close to house
(2) Fertilize, aerate, and reseed lawn
(3) Rebuild sidewalks with brick pavers laid in a sand bed

Building Foundation

(1) Repair cracked concrete slab at the left rear elevation
(2) Repoint at the foundation vents on the front porch knee wall
(3) Repair spalling knee walls at the front porch steps

Building Envelope

(1) Repair cracks in the building envelope
(2) Repoint jack arches of the front elevation
(3) Spot repoint open joints on all elevations
(4) Caulk windows and doors at masonry openings
(5) Strip, sand, fill prime, and paint wood surfaces including windows, doors, and cornices

Porch

(1) Repair failed porch columns and decking
(2) Repair knee wall spalling on the front elevation
(3) Strip, prime and paint the porch railing and decking
(4) Install new 3" circular copper downspouts
(5) Remove vinyl siding from the addition on the rear elevation and restore original beaded wood weatherboard

Roof

(1) Repair dormer window base that is water damaged
(2) Recondition built-in gutters: scrape, treat, prime and paint

Chimney

(1) Reparge the cap wash and repoint all chimneys

Doors

(1) Caulk, prep, and paint all exterior doors and frames
(2) Replace aluminum storm door with compatible wood storm door

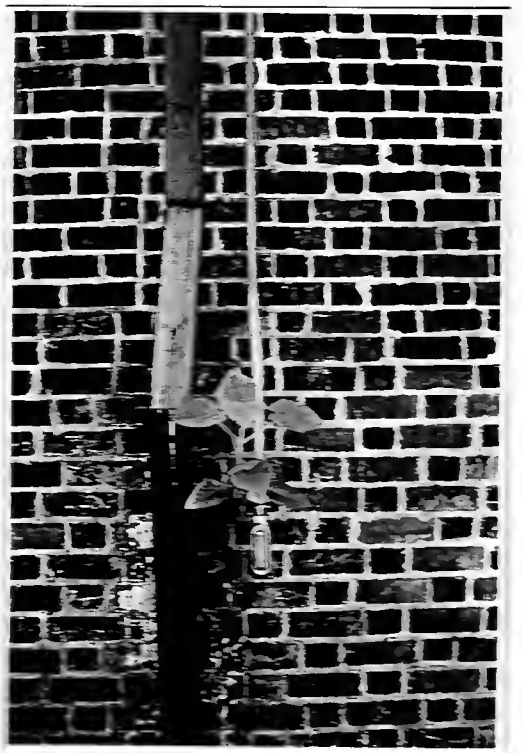
Windows

(1) Reglaze windows where necessary
(2) Recaulk all window masonry openings
(3) Strip, prime and paint all windows
(4) Remove and replace aluminum storm windows
(5) Recondition and rehang shutters on all the windows

PHOTOGRAPHS OF BUILDING DETAILS
FACULTY ROW RESIDENCE 5

Rotting porch column bases: stained foundation: excess ivy growth

Cracked entrance door with original door hardware



Efflorescence on brickwork: moss and fungus growth: downspout failure

Cracked brickwork; backsplash stained foundation

PHOTOGRAPHS OF BUILDING DETAILS
FACULTY ROW RESIDENCE 5

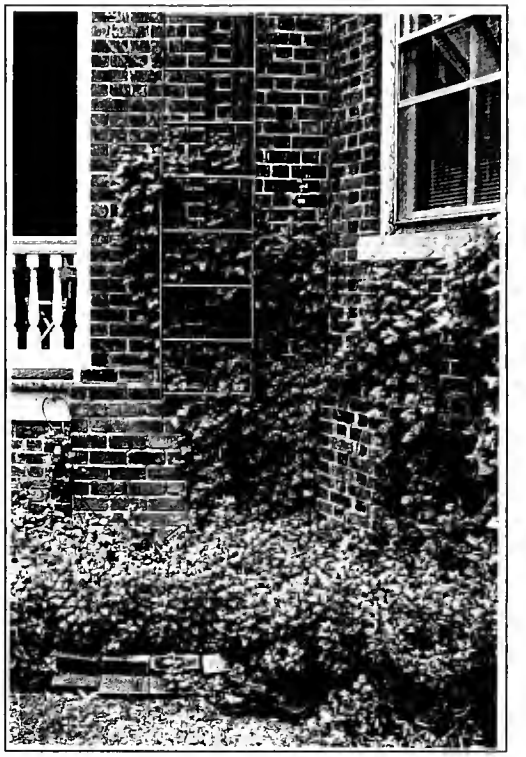
Exposed conduits; stained foundation; paint failure

Original raised panel wood door; unsightly aluminum storm door

Porch: deck failure; column and column base failure

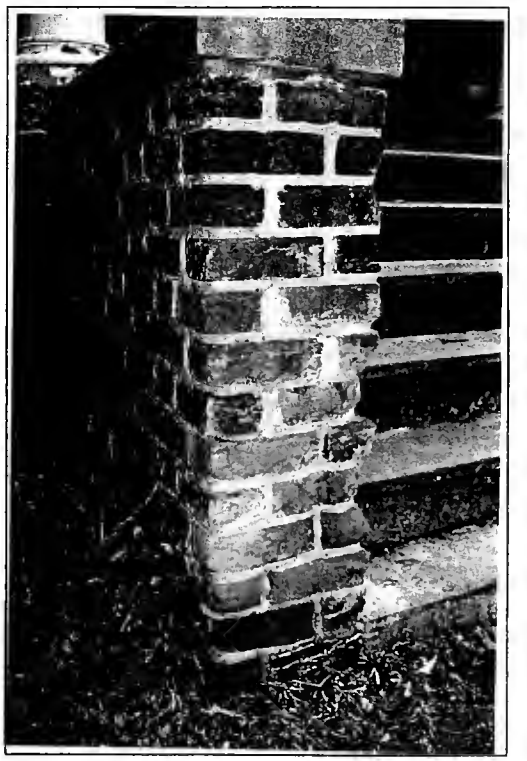
PHOTOGRAPHS OF BUILDING DETAILS
FACULTY ROW RESIDENCE 5

Cracked and spalling brickwork; exposed electrical conduit; poorly executed repointing



Ivy overgrowth at foundation

Cracked brickwork



Failing kneewall

SWEET BRIAR COLLEGE HISTORIC DISTRICT
BUILDING 7: THE DEANERY
GENERAL INFORMATION

Building Name: The Deanery (Faculty Row House 7)

Date Built: 1937

Original Use: Married Faculty or Staff

Present Use: Married Faculty or Staff

Primary West Elevation

Architectural Description of The Deanery (Faculty Row House 7)

The Deanery is a large two and one half story hip roof, Georgian Revival style brick residence with dormer windows, stone and wood trim, and one-story porches with classical detailing. A detached one and one-half story brick garage with slate roof and a dormer on the North Elevation is connected to the house by a one story frame and screen breezeway.

History of The Deanery (Faculty Row House 7)

The Deanery (Faculty Row House 7) was completed in 1937 by Ralph Adams Cram's Lynchburg associate Pendleton Clark of the architectural firm Clark and Crowe. The house was built for and paid for by Dr. Helen Mull who taught Philosophy, Psychology, and Education. The house's foundation had been laid seven years earlier, but construction was stopped during the Depression. It is not known if Dr. Mull initiated the original project or if she just revived the abandoned project in 1936. In the December 1937 *Alumnae News*, the college shows a picture of the newly constructed home.

Physical Condition Report
The Deanery

Site Condition

The drainage slopes away from the building in all directions. The lawn is thin and needs to be aerated, fertilized, limed, and re-seeded. Shrubs pressing against the house should be removed and others need to be pruned. Ivy growing at the house foundation should be removed. The asphalt paths should be converted to brick pavers laid in a bed of sand.

Building Envelope

The masonry is in good condition. The brick walls are sound and true with no evidence of settlement or joint failure. The wood window sills and limestone door sills are in good condition. However, the joints need recaulking and some wide joints require backer rods. All woodwork needs to be stripped, sanded, primed, and painted. The exterior walls need to be chemically cleaned where fungus and moss are visible. There is moisture damage at all downspout elbows. Existing downspouts need to be replaced with 3" diameter copper downspouts.

Porches

The porch is wood, and moisture damage is visible at the roof platform. The rotting wood platform above the porch roof should be replaced. The ionic capitols need to be stripped, primed, and repainted. The terne metal roof is failing and should be replaced with copper.

Building Foundation

The brick foundation is in good condition. It is recommended that the brick foundation be chemically cleaned to remove excessive fungus and staining. All joints are tight, and the foundation is sound.

Roof

The hip roof is a gable design, constructed of Buckingham slate with terne metal flashing. A few of the slates need renailing. The edge flashing is rusting along the front elevation and needs to be replaced. The roof is generally sound, but the built-in gutters and downspouts are rusting and should be replaced with copper gutters and 3" diameter copper downspouts.. The coaxial cable laid across the roof and cornice is unsightly and should be removed.

Chimney

All three chimneys are in good condition. One sheet metal cap is intact, but two are missing and should be replaced in kind.

Openings: Doors

The entry doors are original raised wood panel with leaded glass. The original wood storm door is in good condition and should be used as a model for the other residences where wood storm doors are needed. All doors need stripping, priming, and painting. The limestone sill is in good condition, but the masonry joints need caulking and backer rods.

Openings: Windows

The twelve-over-twelve (12/12) windows with original sashes and two casement windows on the second floor are in good condition, although some of the glass needs to be re-glazed. All windows need to be stripped, sanded, primed and painted. Backer rods at each head should be installed. The existing aluminum storm windows need to be removed and replaced with interior Thermo-press storm windows. The current shutters are plastic and should be removed and replaced with the original louvered wood shutter design.

Garage Addition and Breeze-way

The terne metal roof is rusted, and there is extensive water damage at the parapet above the roof. At the first window head of the garage, there is water damage to the cornice. The infill screen porch addition is not well detailed and need to be removed and redesigned. The light fixture above the garage door is missing and should be replaced. There is an exposed power cable hung on the garage cornice which should be re-routed internally. It is recommended that the air conditioning unit on the side elevation be relocated to a rear window.

ADA Accessibility Recommendations for The Deanery

Preferred ADA Accessibility Location(s):

(1) A grade level ramp to the East Elevation door through the screened breeze way would be unobtrusive and convenient from the rear driveway. The rear doorway will need to be widened to 36".

(2) A ramp to the front entrance door is also practical, but not ideal as it would modify the original porch stoop appearance.

North Elevation -Garage and Screened Breezeway

Recommendations in Priority Order for Exterior Restoration
The Deanery

Site

(1) Remove all ivy and shrubs close to house
(2) Fertilize, aerate, and reseed the lawn
(3) Rebuild sidewalks with brick pavers laid in a sand bed

Building Envelope

(1) Caulk all windows and doors at masonry opening
(2) Strip, prime, and paint all windows, doors, and the cornice
(3) Chemically clean base of perimeter wall
(4) Replace built-in gutters and downspouts with copper gutters and 3" diameter copper downspouts

Porch

(1) Replace wood roof platform
(2) Strip and repaint Ionic capitols
(3) Replace porch terne roof with flat seam copper

Building Foundation

(1) Chemically clean brick

Roof

(1) Replace rusted edge flashing with copper
(2) Replace built-in gutters and downspouts with copper
(3) Renail loose or missing slate
(4) Remove coaxial cable from roof and cornice and reroute internally

Chimney

(1) Install new sheet metal (copper) caps

Doors

(1) Caulk, prep, and paint all exterior doors
(2) Add backer rods where masonry opening points have widened

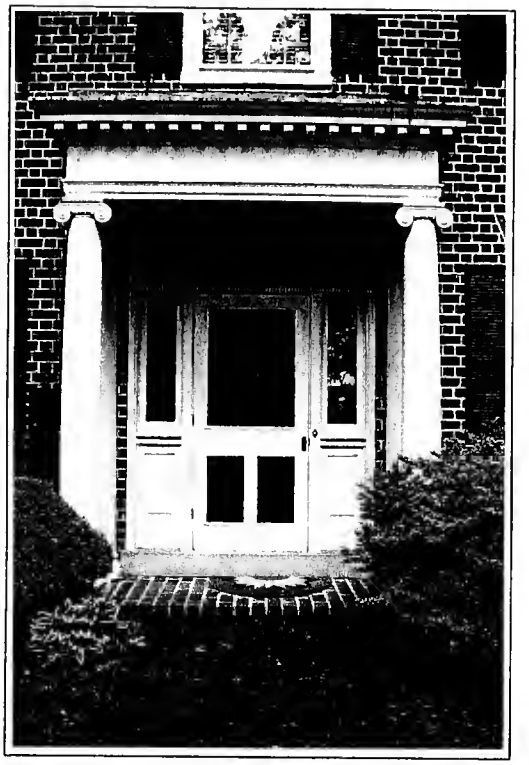
Windows

(1) Caulk all windows and add backer rods at window heads
(2) Reglaze windows where necessary
(3) Strip, prime, and paint windows
(4) Remove and replace storm windows
(5) Reconstruct and rehang louvered wood shutters on all the windows

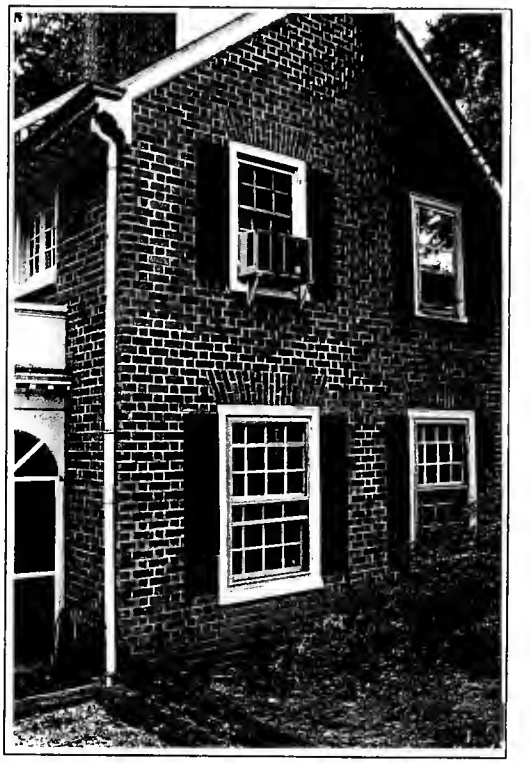
Garage

(1) Repair water damage at the base of parapet above the roof
(2) Replace rusted terne roof of breeze way addition
(3) Repair water damage to cornice at first window head
(4) Remove and redesign infill screens
(5) Locate light fixture and rehang over garage door
(6) Reroute power supply cable from the garage cornice to interior route
(7) Relocate air conditioning window unit from side to rear window

PHOTOGRAPHS OF BUILDING DETAILS
THE DEANERY (FACULTY ROW RESIDENCE 7)

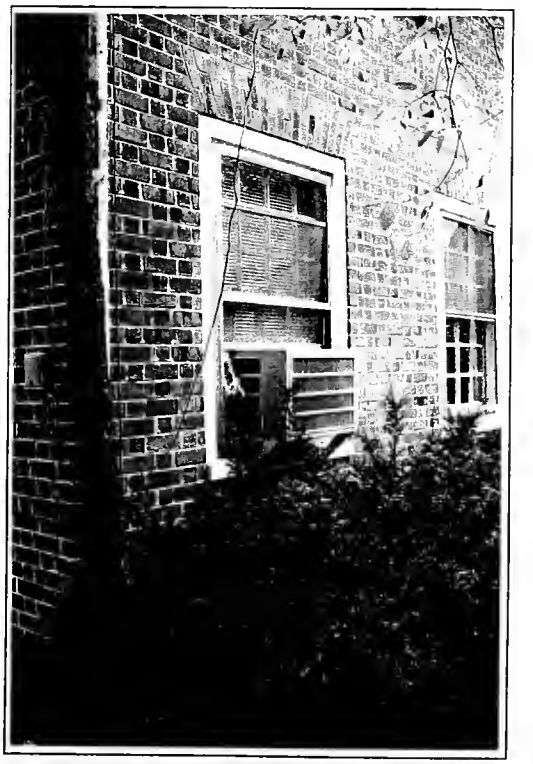


Rusting gutter and flashing; overgrown shrubbery



Mold and efflorescent staining on brickwork and at foundation; unsightly air conditioning unit; thin lawn

Original screen door to be used as a model



Unsightly air conditioning unit; exposed conduit; excess vegetation

PHOTOGRAPHS OF BUILDING DETAILS
THE DEANERY (FACULTY ROW RESIDENCE 7)

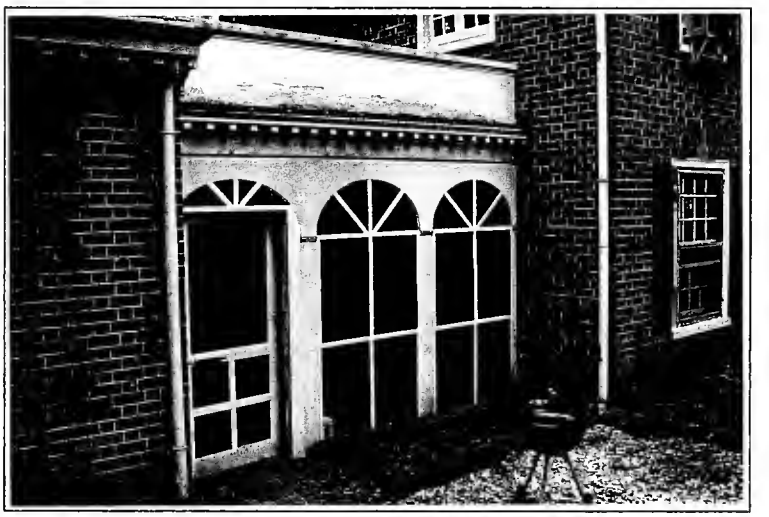
Abandoned well without cap

Paint failure at front entrance

Window: paint failure; fungus growth

PHOTOGRAPHS OF BUILDING DETAILS
THE DEANERY (FACULTY ROW RESIDENCE 7)

Fungus growth and stains on brickwork; moisture damage at cornice



Paint failure at cornice; foundation staining; efflorescent staining on brickwork

Exposed electrical conduits; gutter failure

SWEET BRIAR COLLEGE HISTORIC DISTRICT
BUILDING 9: DEW/BANISTER HOUSE
GENERAL INFORMATION

Building Name: Dew/Banister House (Faculty Row House 9)

Date Built: 1906

Original Use: Faculty or Married Staff Residence

Present Use: Faculty Residence

Primary West Elevation

Architectural Description of The Dew/Banister House

The Dew/Banister House (Faculty Row House 9) is a two and one half story hip roof, Georgian Revival style brick residence with dormer windows, limestone and wood trim, and one story porches with classical detailing.

History of The Dew/Banister House

Construction of Faculty Row Houses 3, 5, and 9 were completed by 1906. Records and early photographs found in the college archives show the newly constructed houses were open and occupied when the first students arrived in September, 1906. The houses are large two-and-one-half story hip roof Georgian Revival style brick homes.

Dr. Dew, the first treasurer of Sweet Briar College lived in Faculty House 1 until House 9 was completed. At that time, the Dew family moved into House 9. Mrs. Dew was Mr. Manson's younger sister, and Mr. Manson was chairman of the Sweet Briar College Executive Committee. These houses were most likely used for married faculty and staff for whom on-campus housing was limited.

The Dew family often enjoyed entertaining their good friends and colleagues. It is likely that Houses 3 and 5 were occupied by the Humphreys and the de Launays in the early years. We know that the Humphreys, the de Launays, and the Dews spent many evenings together and that they all lived on Faculty Row. Mr. J. Mitchell Humphreys filled "the chair of modern languages", teaching both French and German. Educated in Europe and an accomplished musician, Professor Paul de Launay taught art. The families shared a love of music, so they constituted a community of culture. Dinner parties, lively debates, and their music provided frequent entertainment until the early morning hours. Mrs. Dew referred to the group as "pioneers in the woods of rural Amherst County". The sound of music and lively conversation was complimented by the voices of children at play. The laughter of the Humphrey children was accompanied by an unusual dialect because the children spoke three languages fluently, often combining all three to form a strange code. (*The Sweet Briar Story*, p.74)

PHYSICAL CONDITION REPORT
The Dew/Banister House (Faculty Row House 9)

Site Condition

The drainage slopes away from the building in all directions. The lawn is thin and needs to be aerated, fertilized, limed, and re-seeded. Shrubs are growing close to the foundation and are attaching to or pressing against the house. Some shrubs should be removed and others should be selectively pruned. Ivy growing at the house foundation should be removed, and the dogwood tree close to the left of the front porch should be removed. Asphalt paths should be converted to brick pavers laid in a bed of sand.

Building Foundation

The foundation is brick on the sides and concrete on the rear. The concrete is sound; no stress cracks were found. The brick foundation also appears to be sound on all four elevation walls, and the masonry joints are in good condition. There is no ventilation through the foundation walls except at the porch. Efflorescence is visible and requires chemical cleaning at grade. The concrete slab at the basement entry is cracked and should be resurfaced. Fungus, moss, and ivy should be removed. The leftover concrete slab projecting off the left side elevation should be removed, top soil added, and the area reseeded.

Building Envelope

The brickwork is sound and tight, but there is extensive water damage to the wood cornice at the gutter connector head. Moisture damage is also visible at the downspouts. Modillion blocks are falling off on the right corner of the cornice from water damage at the conductor head. Wall alignment is true and plumb. No cracks were found except for a small one on the front elevation above the porch line. Fungus and moss should be chemically cleaned at the downspouts. Galvanized gutters and downspouts should be replaced with copper. The wood window sills and limestone door sill are in good condition. All masonry joints need to be recaulked. All woodwork should be prepped, primed, and painted.

Porches

Porches are in poor condition generally. There is moisture damage to the porch column bases and to the porch deebing. The side and rear porch stairs and rail are poorly built and should be replaced with heavier pressure treated wooden members. The front porch column bases and decking are failing. The balusters and rails are in good condition. Porch knee walls require repair and repointing. The right knee wall needs underpinning and reconstruction to correct its current leaning. All wood should be scraped, prepped, primed and painted. Galvanized gutters and downspouts are rusting and should be replaced with copper gutters and 3" diameter downspouts.

Roof

The pyramidal hip roof is constructed of Buckingham slate with terne metal flashing. The slate is in good condition; no missing tiles were observed. A few of the slates may need renailing. The existing built-in gutters are rusting and need to be replaced with copper. The decorative finial is rusting at the roof peak and should be repaired. Closer inspection of the roof is recommended.

Chimney

The two chimneys appear to be in fair condition; no stress cracks are apparent. Both chimney have some open masonry joints and need repointing. The cap on the left chimney has failed and should be reworked. The antenna should also be removed from the chimney. The ten-foot length of exposed pipe should be removed from the rear elevation. The vent should be rerouted internally.

Openings: Doors

The front door is original, with three raised wood panels and a beveled glass panel above. The original oval doorknobs and escutcheon plate should be used as a model for the other doors which are lacking their original hardware. The basement door is also original. Wood frames and limestone sills are in good condition, although there is a minor stress crack on the lower left at the sill level. Transom and side lights are intact and in good condition. The aluminum storm door is inappropriate and should be removed and/or replaced with wood. All wood should be prepped, primed and painted.

Openings: Windows

The original windows are two-over-two (2/2). Frames and sashes are in good condition generally, but the frames need recaulking. All wood should be prepped, primed and painted. Much reglazing is needed, and some of the basement windows are broken and require replacement. Limestone sills are in good condition. Storm windows should be removed and replaced. Shutters are missing, but mortises for the shutter hinges in the window jambs are intact. Original shutters, or an "in-kind" replacement need to be rehung on all the windows.

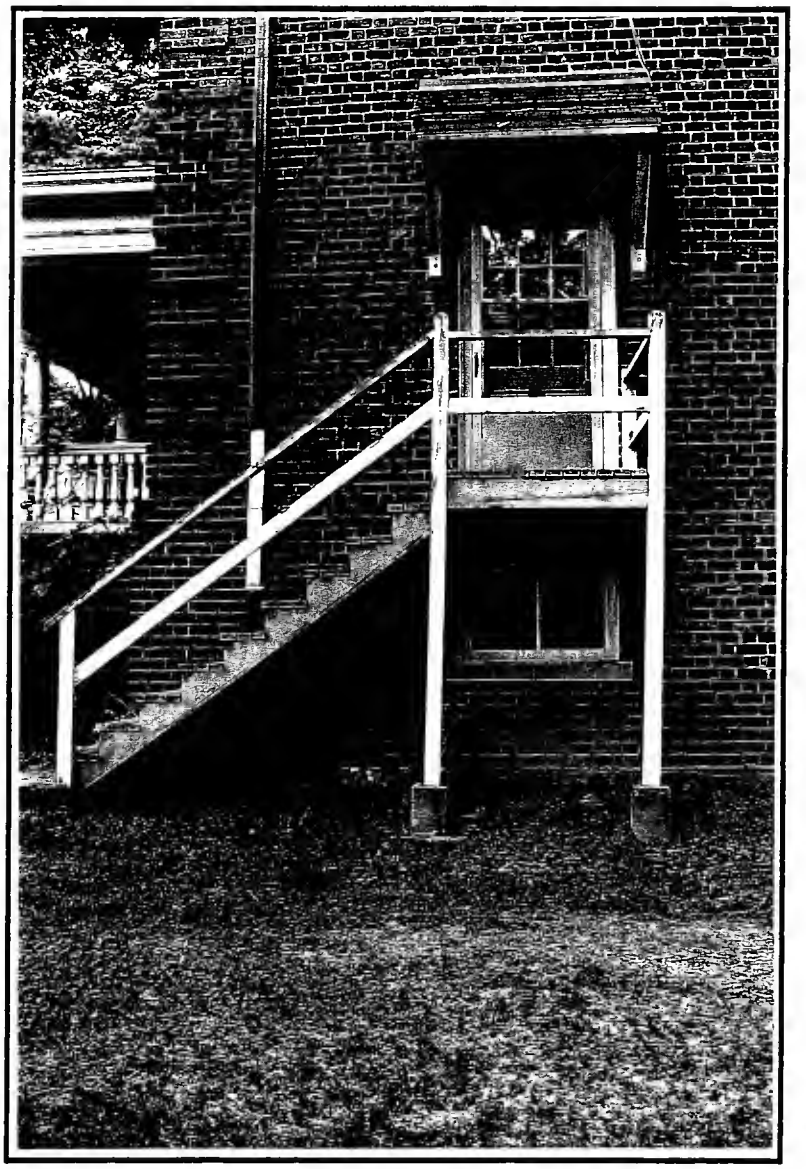
ADA Accessibility Recommendations for Dew/Banister House

Preferred ADA Accessibility Location(s):

(1) A wooden ramp along the South Elevation would require a double-back configuration to reach the side entrance door.

(2) A second option would provide a lift to the rear porch, approximately 6' above grade.

South Elevation Side Door



Recommendations in Priority Order for Exterior Restoration Dew/Banister House (Faculty Row House 9)

Site

(1) Remove all ivy and shrubs close to foundation, porch, and house
(2) Remove dogwood tree from left side of porch
(3) Fertilize, aerate, and reseed lawn
(4) Rebuild sidewalks with brick pavers laid in a sand bed

Building Foundation

(1) Repoint cracked porch knee wall
(2) Chemically clean efflorescence at grade
(3) Remove ivy, fungus and moss from foundation
(4) Remove vacant concrete slab off of left side elevation, add top soil, reseed

Building Envelope

(1) Repair water damage to cornice at conductor head and to modillions on right corner
(2) Recaulk all windows and doors at masonry openings
(3) Prep and paint all windows, doors, and the cornice
(4) Chemically clean perimeter walls, especially at downspouts
(5) Replace galvanized downspouts with 3" diameter copper downspouts

Porch

(1) Replace front porch column bases and decking
(2) Repair and repoint brick knee walls
(3) Underpin right knee wall to arrest lean
(4) Replace galvanized gutters and downspouts with copper
(5) Scrape, prime and paint all wood surfaces

Roof

(1) Repair rusted finial at cap, prime and paint
(2) Replace gutters with 3" diameter copper
(3) Renail loose slate, as needed; inspect entire roof closely

Chimney

(1) Repair open joints in brick of both chimneys
(2) Reconstruct failed cap on left chimney

(3) Remove antenna from chimney
(4) Remove 10' length of pipe from vent pipes at rear elevation; reroute vent internally

Doors

(1) Repair stress crack at lower left sill
(2) Caulk, prep, and paint all exterior doors
(3) Remove and replace aluminum storm door with compatible storm door

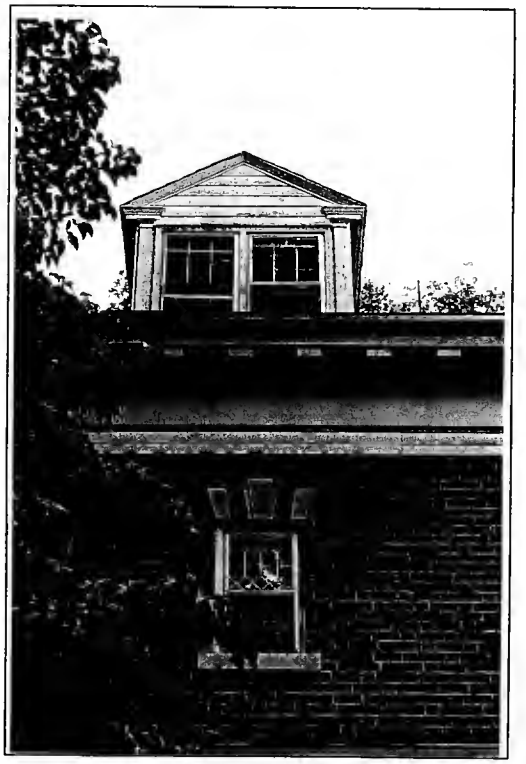
Windows

(1) Caulk all window frames at masonry opening
(2) Replace missing and broken glass and reglaze individual window panes as needed
(3) Caulk, prep, and paint all windows
(4) Remove and replace storm windows with interior storm windows
(5) Replace missing shutters with original or in-kind louvered shutters

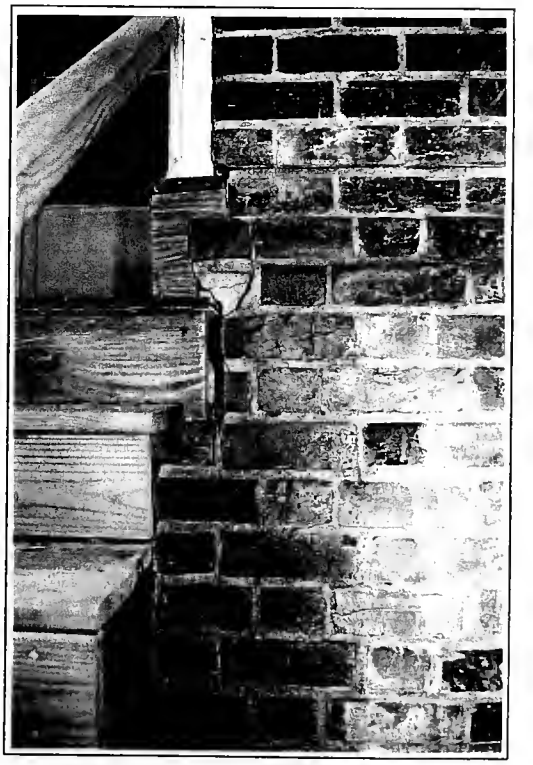
PHOTOGRAPHS OF BUILDING DETAILS
FACULTY ROW RESIDENCE 9

Exposed electrical conduits; efflorescent staining

Cracked brickwork; ceiling paint failure; stained lintel



Paint failure; ugly aluminum storm window



Cracked brickwork; moss and fungus growth; spalled and stained brickwork

PHOTOGRAPHS OF BUILDING DETAILS
FACULTY ROW RESIDENCE 9

Porch deck, column and column base failure

Fungus and moss growth on brickwork; broken window; excess ivy growth

Cracked and stained foundation

SWEET BRIAR COLLEGE HISTORIC DISTRICT

BUILDING 12: SWEET BRIAR HOUSE

GENERAL INFORMATION

Building Name: Sweet Briar House

Date Built: 1790; 1851-1852, Renovation and Additions

Original Use: Farmhouse; Infirmary and Faculty Residence; President's Residence

Present Use: President's Residence

Primary South Elevation

Architectural Description of Sweet Briar House

The oldest section of Sweet Briar House, built in 1790, was a typical Piedmont Federal style brick farmhouse with a hip roof, a two-level pedimented portico and exterior chimneys on each end. Although the oldest section of the house has a single pile plan, it has a central two-story rear ell which may be original.

Between 1851 and 1852, the house was renovated extensively in an attempt to transform it into an Italianate villa-style country home. The original portico was removed and replaced by a two-level arcaded portico with a one-story veranda across the facade. The plain molded cornice was replaced by a simple modillion cornice. Two three-story Italianate towers of unequal height and form were constructed at the east and west ends of the house. Both towers, topped with shallow hip roofs, feature three-part windows on the upper levels and ornamental wrought iron balconies. Despite subtle differences in the two towers, the facade is classically balanced with the central portico articulated by round arches. The vertical thrust of the towers is offset by the horizontal balustrade and the strong cornice at the roof line. Cream colored paint provides a uniform surface that covers the brick of the original building as well as the additions. Other additions to the house were constructed on the rear elevation at different times.

Most of the interior trim of the original section of the house survives, although some of the original mantels appear to have been replaced with Victorian mantels. The original woodwork is simple with no outstanding details. Much of the trim in the entrance hall was replaced following a fire in 1927. The simple trim in the tower rooms complements the fine Victorian furniture which was purchased especially for Sweet Briar House by the Fletcher family in Philadelphia and New York. The first floor tower rooms are enhanced by elaborate bronze chandeliers and marble mantels. Because many Fletcher pieces remain in the house, it is an important example of mid-nineteenth century interior decoration.

The house is set in a spacious informal park featuring ornamental trees and numerous large boxwoods. Boxwoods in front of the house that originally lined a circular driveway have grown to great height. In the rear of the house is an early slave cabin that belonged to the original Fletcher Plantation.

History of Sweet Briar House

The Sweet Briar House was originally built as a six room T-shaped farmhouse by Joseph Crews (or Crouse) about 1790. The house is situated on a tract of "wild land" granted to George Carrington by the Crown in 1770. The plantation home of the Crews family was known as "Locust Ridge".

"Locust Ridge, 1825" is the inscription on the back of a watercolor sketch owned by Mrs. Samuel Hucke, of Fayetteville, Arkansas. She and her mother Mrs. Leland Bryan are descendants of Thomas Crews (1774-1858), who owned and lived at Locust Ridge until it was sold at public auction in 1830. Mrs. Bryan discovered the sketch folded among the leaves of an old family Bible, and the sketch is the earliest known illustration of the farmhouse.

Elijah Fletcher, a school teacher from Vermont who had come to Virginia in 1810, bought the farmhouse and its surrounding acres in December,1830. In 1813 Elijah married Maria Antoinette Crawford of "Tusculum" near the present village of Clifford. In a letter dated March, 1831, to his brother Calvin Fletcher of Indianapolis Elijah wrote: "I have lately bought me a Plantation which Maria talks of settling and spending her summers at. You may perhaps remember it. It lies this side of Amherst Court House about 12 miles from here with a large brick house on it, containing about 1000 acres of pretty good land. It cost about $7000. It is paid for as well as all the rest of my property." According to legend, it was Maria who named the place "Sweetbrier", for the wild roses which grew there in abundance.

Elijah Fletcher was owner and publisher of *The Virginian*, a Whig newspaper in Lynchburg, and served as mayor of the city and as a leader in many civic movements. He was also enthusiastic about farming, and he spent several days a week at Sweet Briar supervising the farm work. When he sold his newspaper in 1841, he turned his attention to his plantation. In his letters to his brother, he told of various improvements he was making, such as building a large new barn and purchasing a "reaper that goes by horses...and costs $100". He reported on the progress of various crops and the prices they brought on the market and about planting trees and other matters pertinent to his farming operations. In 1846, he moved permanently with his family to Sweet Briar, writing, "It is an interesting place to me and I have no wandering notions and never shall be induced to leave it." The farmhouse was enlarged by the addition of the tower wings and the connecting portico begun in the spring of 1851. Eighteen months later Elijah told Calvin that the work was almost completed, and that the furnishings purchased in New York and Philadelphia by Maria and their two daughters Indiana and Elizabeth were being put in place.

After Elijah's death in 1858, Indiana became mistress of Sweet Briar where she lived for the remainder of her life. In 1865 she married an Episcopal clergyman, James Henry Williams, and two years later their only child Daisy was born. When Daisy died in 1884, her parents began to make plans to found a school for girls and young women in her memory. In accordance with provisions of Mrs. Indiana Williams' will, Sweet Briar Institute received its charter from the Commonwealth of Virginia in 1901. The first students entered in 1906, and four years later the first five graduates received Bachelor of Arts degrees.

From 1906 to 1925, Sweet Briar House served as the college administration building as well as the president's home. The dining room, to the right of entrance hall, was the reception room for the president's office. The house is still furnished with much of the Fletcher and Williams furniture, including the great pier glasses and over-the-mantel mirrors in the parlors and some of the old chandeliers and side-lights, portraits, lamps and other furnishings.

The Garden Cottage, to the east of Sweet Briar House, was once the plantation office, then the home of the overseer, later the college infirmary, then the tea house and book shop. In 1929 it was converted into a faculty residence. Through the years, the Garden Cottage has served as the home of the Alumnae Secretary, a guest house, and a faculty lounge.

PHYSICAL CONDITION REPORT
Sweet Briar House

Site Condition

Drainage is positive on all elevations. The condition of the lawn is poor; it could be improved with aeration, fertilization, and reseeding. A underground irrigation system is recommended. The viewshed is compromised by boxwood shrubs which are too big and too close to the house. The boxwoods overwhelm the house and the larger landscape. Ivy and vines are growing on the foundation walls and should be removed. Moss and fungus are visible on the North Elevation and should be chemically cleaned.

Building Foundation

The basement foundation is brick. The masonry joints are solid and tight, and the lintels and sills are in good condition. The foundation is generally sound, with no spalling, efflorescence, or settlement problems. Some rising damp was noted on the North Elevation. Concrete patching is needed for basement level areaway stress cracks. There is no basement ventilation, and the drain at the basement areaway in clogged. The basement entry has been recently repainted. Basement level windows need cleaning, scraping, glazing, and repainting.

Building Envelope

The Flemish bond brickwork is sound and tight. Wall alignment is sound and true, and the pointing is in good condition. No spalling, efflorescence stains, or moisture damage was noted. One of the jack arches is cracked and requires repair. Unsightly Romex and surface conduits for lights and air conditioning are exposed and should be rerouted internally. Egress ladders should preferably be removed or painted cream in order to be better camouflaged. Through-wall air conditioning grilles compromise the appearance of the historic house. A central air conditioning system is recommended. Brickwork should be restored after the removal of the grilles. Several windows on the East Elevation has been infilled with brick. The brick should be removed and the windows restored.

Porches

The porch is in poor condition. The standing seam roof is rusting and leaking and has caused moisture damage. The roof should be replaced with terne metal. The porch is nonetheless structurally sound and the recent paint is in good condition. The risers on the steps are rotting and should be replaced. The pipe porch railing is unsuitable to the historic character of Sweet Briar House and should be reworked in wood. The brick caps on the step kneewall should be replaced with limestone caps (historic photos or drawings should be consulted to confirm the original material used for the caps)

Roof

The main block of the roof, constructed of standing seam terne metal, is intersecting gable with pyramidal roofs on the end towers. The roof has been recently repainted and appears to be in excellent condition. Anchors, flashing and gutters are also in good condition.

Chimney

Four interior chimneys are in good condition.

Openings: Doors

The original doors are wood, raised panel. One of the entrance doors has been replaced with a new French door. This door should be removed and replaced with an historically accurate door. Sconce light fixtures at the entrance and the side doors could be improved by replacement with period sconce lights.

Openings: Windows

The windows, six-over-six (6/6), which are dominant on the first level, nine-over-nine (9/9) and six-over-nine (6/9), which are dominant on the upper levels, are wood, double-hung, and original. Frames and sashes are original, in good condition, and should be preserved. Sash paint and glazing appear to have been recently renewed and are in good condition.

Window screens are disruptive to the character of the house and should be removed and replaced with interior screens. Storm windows on the North Elevation should also be removed and replaced with interior storm windows. Shutters are either broken or missing, and those that are in place have the wrong hardware. The existing shutters should be repaired and missing shutters should be replaced. Period hardware should be installed.

A central air conditioning system is needed so that air conditioning units in the windows and the through-wall grilles under the windows can be removed.

ADA Accessibility Recommendations
Sweet Briar House

Preferred ADA Accessibility Location(s):

(1) A fifteen foot ramp adjacent the driveway to the North Elevation porch would provide first floor access. The ramp could be non-intrusive if positioned between rows of boxwoods. The gazebo may be moved six feet closer to the driveway.

Northeast Oblique View

Recommendations in Priority Order for Exterior Restoration
Sweet Briar House

Site

(1) Remove ivy and vines from the foundation walls
(2) Trim boxwood shrubs to provide an unobstructed view of the house
(3) Fertilize, aerate, and reseed lawn
(4) Chemically clean moss from North Elevation
(5) Install in-ground irrigation system for the lawn

Building Foundation

(1) Complete concrete patching of basement level stress cracks
(2) Unclog drain at basement areaway
(3) Clean, scrape, glaze and repaint basement level windows

Building Envelope

(1) Remove and reroute exterior propane gas conduit on North Elevation
(2) Repair brick jack arch failure on the wall of the rear porch window head
(3) Remove Romex and surface conduits and reroute internally
(4) Remove or paint egress ladders
(5) Remove window air conditioning units and through-wall grilles; restore brickwork
(6) Install a central air conditioning system
(7) Remove brick infill from the windows on the East Elevation and restore windows

Porches

(1) Replace standing seam metal porch roof with terne metal
(2) Replace rotting step risers
(3) Restore original limestone brick caps on the step kneewall (check historic photos for correct detail
(4) Remove pipe porch railing and replace with wood rail

Roof

No restoration needed

Chimney

No restoration needed

Doors

(1) Replace modern French door with wood, raised panel door
(2) Replace sconce light fixtures at the front and side entrances with period sconce light fixtures

Windows

(1) Remove all screens
(2) Remove storm windows on North Elevation and replace with interior storm windows
(3) Restore broken shutters and replace missing shutters
(4) Restore historically appropriate shutter hardware

PHOTOGRAPHS OF BUILDING DETAILS
SWEET BRIAR HOUSE

Missing shutters

Exposed conduits; unsightly egress ladder

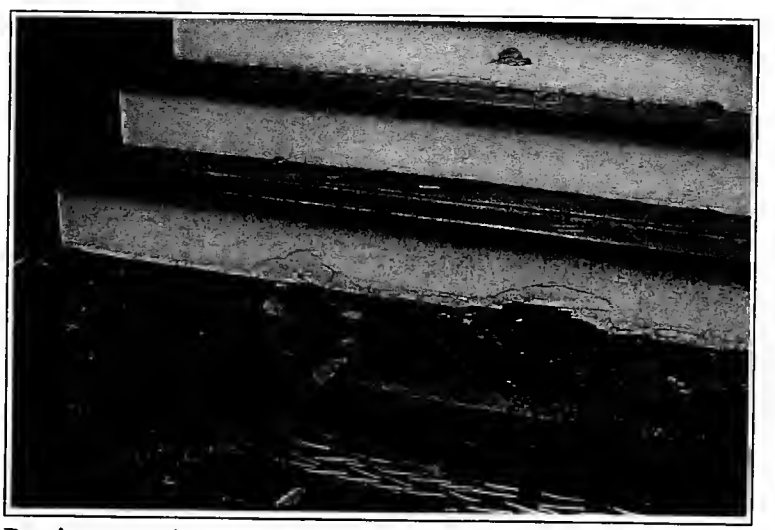
Broken shutter

Cracked basement entry

PHOTOGRAPHS OF BUILDING DETAILS
SWEET BRIAR HOUSE

Unsightly air conditioning unit; missing shutters

Poor hardware detail

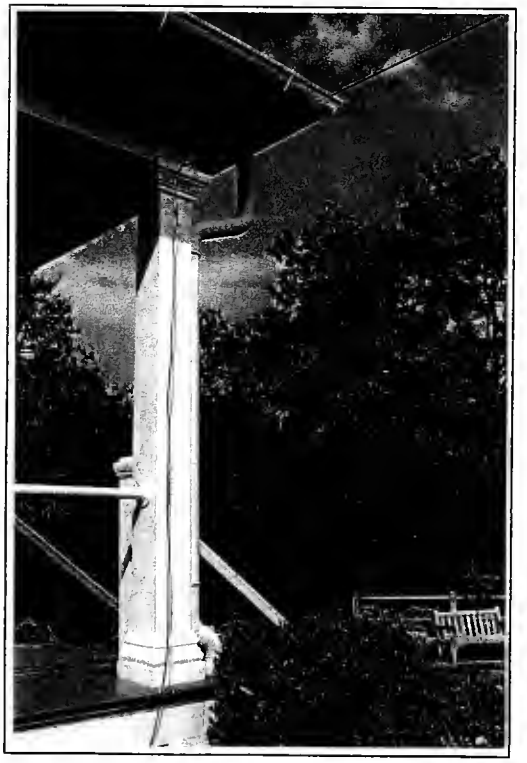


Rotting step riser

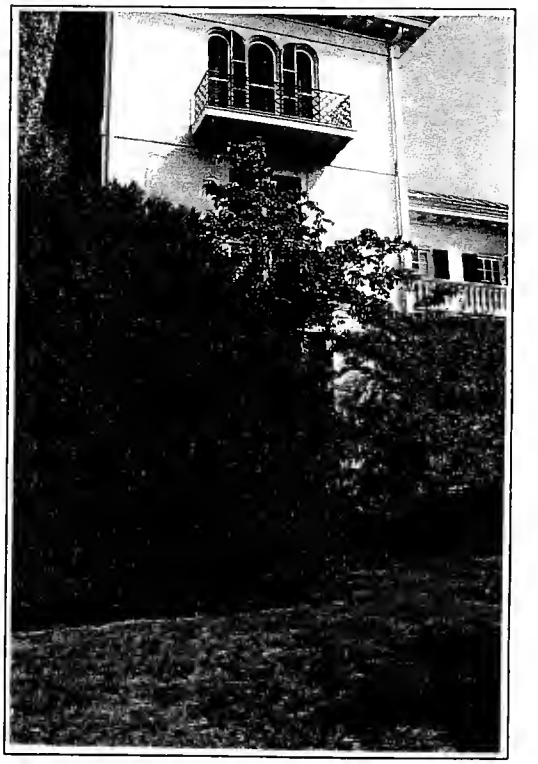
PHOTOGRAPHS OF BUILDING DETAILS
SWEET BRIAR HOUSE

Unsightly air conditioning unit and grille; missing shutters

Brick window infill



Exposed electrical conduit



Overgrown shrubbery

SWEET BRIAR COLLEGE HISTORIC DISTRICT

BUILDING 19: DAISY WILLIAMS GYMNASIUM

GENERAL INFORMATION

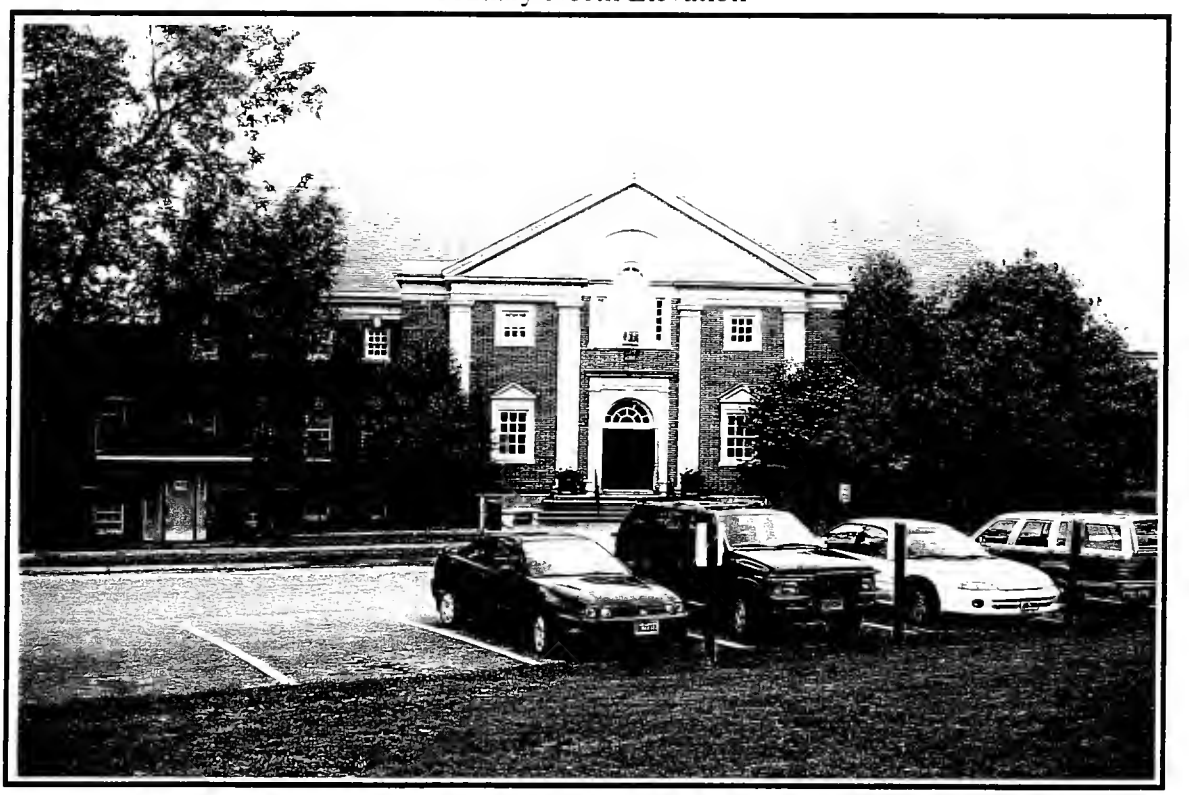
Building Name: Daisy Williams Gymnasium

Date Built: 1931

Original Use: Gymnasium

Present Use: Gymnasium

Primary North Elevation



Architectural Description of Daisy Williams Gymnasium

The Daisy Williams Gymnasium is a gable roof red brick building with the primary entrance on the North Elevation. It has simplified classical limestone trim around the principal entrance and the windows. The pedimented front, accented by a Palladian window set within an arched limestone surround, is comprised of unfluted pilasters which support a plain entablature. Doric pilasters and arched fanlight surround the main doorway.

A brick natatorium, added in 1971 on the West Elevation, is distinguished on the exterior by brick quoins, blind arches and shallow aedicules. The interior has offices, a basketball court with bleachers, and locker rooms. A bronze roundel with a bust of Daisy Williams is set above the central stair hall.

History of Daisy Williams Gymnasium

In 1925, Sweet Briar College was in debt, and President Meta Glass was faced with the challenge of solving the financial crisis by increasing the college endowment. In 1928 the Board of Trustees authorized a nationwide fund raising campaign to raise $375,000 for the endowment and $375,000 to build a new auditorium and gymnasium. (*The Sweet Briar Story*, p.161) Different groups were targeted for the drive including friends of the college, alumnae, students, board members, faculty, and staff. A professional newspaper woman was hired to serve as publicity director and to help launch the nationwide fund raising effort.

The fund raising effort was not successful in raising money from groups not directly connected to the college. A subsequent campaign was focused on the efforts of the alumnae and the Sweet Briar community. The alumnae association and the student body were each charged with the task of raising $100,000. The students not only met their goal, but exceeded it by $15,000. They raised the money in inventive ways. For example, fortunes were told for twenty-five cents a prophesy; home-perms were given; and wake-up calls were made for five cents a wake. Students painted cartoons on rain-slickers, cut each other's hair, and conducted exercise classes. The student who conducted the exercise class guaranteed a slim and svelte figure to those who took the class. One girl sold toothbrushes invented by her father. A service of washing clothing too delicate for the laundry was offered for a small fee, and one student turned over money she earned for working in the library. A store was opened by the athletic association of the school with all proceeds turned over to the fund. Several students on campus opened up their own stores selling hand-made items such as embroidery, food and jewelry. Students set up a laboratory for the purpose of developing film, providing students not only with convenience but also savings. Profits were given to the fund. (*The Lynchburg News*, p.10, Sunday, January 29, 1928.)

In May 1931, the new gym neared completion, and a special convocation was called by President Glass for the purpose of naming the facility. By a nearly unanimous vote, the name "Daisy Williams Gymnasium" was selected. Because it was the first building paid for by the fund raising efforts of the students, students felt it would be appropriate to name their first gift in memory of the young woman for whom Sweet Briar was founded. Signora Hollins, who lived on the plantation and played with

Miss Daisy, was asked to speak at the ceremony about her association with the Williams family.

The cornerstone of the gymnasium bears the inscription "The Daisy Williams Gymnasium, Gift of the students of Sweet Briar College, 1922-1931. Displayed in the entrance of the gymnasium is a bronze medallion approximately six inches in diameter with an embossed image of Miss Daisy. The medallion was found in a closet during spring cleaning, according to President Glass, "just after the students had decided to name the building after her." It is surprising that the medallion was found in a moth-eaten frame and in a closet that had been cleaned from top to bottom each spring since 1918. The explanation given is that Miss Indie was so pleased about the name she had sent it in appreciation. (*The Sweet Briar Story*, P. 169.)

PHYSICAL CONDITION REPORT
Daisy Williams Gymnasium

Site Condition

The drainage is good, sloping away from the building in all directions. Trees along the rear elevation are growing too close to the foundation, and their removal is recommended. In their place, low growing shrubbery may be planted a respectful distance from the building. Ivy growing against the side wall should be aggressively pruned. Three leyland cypresses growing in the front yard need to be carefully maintained. Two pear trees framing the front elevation are too close to the foundation and interrupt the view of the pilasters; they should be removed. The primary view of the front elevation needs to be restored to full visibility, as was originally intended. The concrete courtyard in the front should be converted from concrete to brick, and the asphalt areas of the rear patio should also be reworked in brick. Concrete steps need to be chemically cleaned. Wood planters should be removed altogether or replaced with stone planters. New signage is needed, mounted independently of the brick facade.

Building Foundation

The building foundation is concrete, simulating granite, and is in good condition. No dampness or drainage problems are apparent. The concrete base is stained from the back splash and should be chemically cleaned. The exposed rebar on the left side requires patch repair. Lintels, sills and jack arches at the basement windows are in excellent condition.

Building Envelope

The Flemish bond masonry is sound and tight with its original white Portland cement pointing. There is no moisture damage, and the pointing is in good condition. The concrete aggregate trim simulates limestone and is in excellent condition. Wall alignment is sound and true. The pilaster on the left side is chipped at its base and should be repaired. Paint is in poor condition, especially at the window sills. All woodwork should be prepped, primed, and painted.

Joints need to be recaulked at the masonry opening. The cornice at the left side has major fungus which should be chemically cleaned. Interior downspouts appear to be in good working condition. The exposed electrical conduit on the front gable which provides power to a window air conditioning unit is an eyesore; the unit and the conduit should be removed. The removed air conditioning unit may be relocated to a side wall window, masked by a magnolia. The modern light fixture over the entrance should be replaced with one that is historically appropriate. Sconce lights on the front wall flanking the entrance have been blocked off and should be restored using the original sconce models at the rear door. In sum, the front elevation needs much attention.

Porches

Concrete aggregate porches, though structurally sound, are in poor condition due to moisture damage. They are stained with fungus and need to be chemically cleaned. Inexpensive, inadequate handrails are failing. Handrails should be removed, upgraded and relocated to the outside. Moss is growing on the risers and the joints are open. The risers should be chemically cleaned and the steps should be repointed. The large semi-circular gym windows on the rear elevation have been bricked-up and refilled with exhaust fans. The fan system should be redesigned so that the windows may be restored to their original appearance. The exhaust fans may be relocated to the end gables without altering the primary elevations of the building.

Roof

The original gable roof is constructed of Buckingham slate with terne metal flashing and small roof vents. The slate appears to be in good condition, although a closer roof level inspection is recommended because a couple of broken tiles were observed on the ground. Flashing and gutters with interior downspouts are copper and in good condition. The modern addition to the right has a flat roof; closer inspection of that roof is also recommended. The flat roof was obscured by the parapet; its condition remains unknown.

Chimney

There are no visible chimneys.

Openings: Doors

The front entrance doorway features the original, double doors made of wood with three raised panels per leaf. The original "Russwin" door hardware is in good condition. The doors need caulk at the masonry openings. Wood frames, limestone sills, and half-round transom and lights are in good condition. The door edge has been planed recently but not primed or painted. All wood elements need to be filled, primed and painted.

Openings: Windows

The windows are six-over-six (6/6, operative); 9 (fixed); 22 (fixed), and two-over-three (2/3, operative). Minor reglazing is needed, except for the Palladian center window where the glazing is poor generally and needs to be replaced. Frames are in good condition; sashes are in fair condition. The bottom rail of the center window needs repair. All sash wood is in poor condition and should be prepped, primed and painted. There are no storm windows or shutters. The window air conditioning unit on the right side of the front elevation should be removed and relocated behind the magnolia screen on the side elevation, and the sash that was removed to accommodate the air conditioning unit should be restored. The large metal halide light fixture over the entrance is inappropriate and should be replaced by the historically accurate light sconces. If brighter and more

widespread lighting is desired, an independent fixture may be installed on a free standing pole. Exhaust fans mounted in two rear elevation windows interrupt the original architectural character of the gym and should be removed and relocated to the end gable walls.

ADA Accessibility Recommendations for Daisy Williams Gymnasium

Preferred ADA Accessibility Location(s):

(1) Install a lift in the right front corner of the North Elevation. A ramp, camouflaged by the trees, would provide access by ramp to the lift along the right front side of the building. A window would be replaced by a 36"door.

Northwest Corner of the North Elevation

Recommendation in Priority Order for Exterior Restoration
Daisy Williams Gymnasium

Site

(1) Remove ivy against left front wall
(2) Remove two pear trees at front elevation
(3) Fertilize, aerate, and reseed lawn
(4) Replace front concrete courtyard with brick pavers
(5) Rebuild asphalt patio with brick pavers in mortar
(6) Remove and replace wooden planters with stone or precast concrete planters

Building Foundation

(1) Patch repair exposed re-bar on left wall
(2) Chemically clean stained concrete base

Building Envelope

(1) Caulk sills and lintels at masonry openings
(2) Repair the base of the chipped pilaster on the left side of the front elevation
(3) Prep, prime, and paint all wood, especially window sills
(4) Chemically clean fungus from cornice at left side
(5) Remove sconce fixtures flanking the entrance; follow fixture model at the rear elevation
(6) Remove air conditioning window unit and surface run electrical conduit from front elevation

Porches

(1) Chemically clean fungus from aggregate concrete
(2) Replace failing handrails and relocate to outside
(3) Repair and repoint existing steps
(4) Chemically clean moss from step risers

Roof

(1) Re-nail missing slate as needed; inspect roof surface closely
(2) Inspect flat roof on modern addition

Chimney

None

Doors

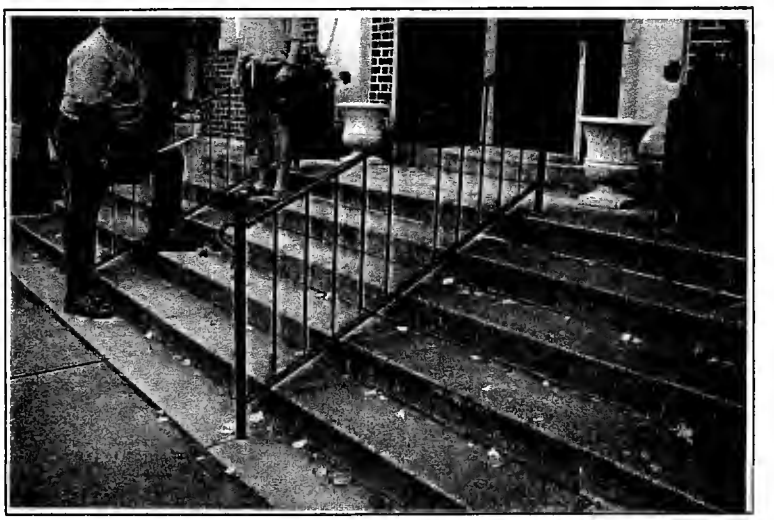
(1) Caulk at masonry openings
(2) Prep, prime, and paint exterior doors and frames

Windows

(1) Caulk all window frames at masonry openings
(2) Reglaze Palladian center window; reglaze other windows as needed
(3) Remove exhaust fans from arched rear windows and relocate to end gables
(4) Relocate air conditioning unit to right side behind magnolia screen and replace missing window sash
(5) Remove modern light fixture from front elevation; replace with historically appropriate sconces
(6) Prep and paint all windows and frames

PHOTOGRAPHS OF BUILDING DETAILS
DAISY WILLIAMS GYMNASIUM

Stained foundation; ivy at base

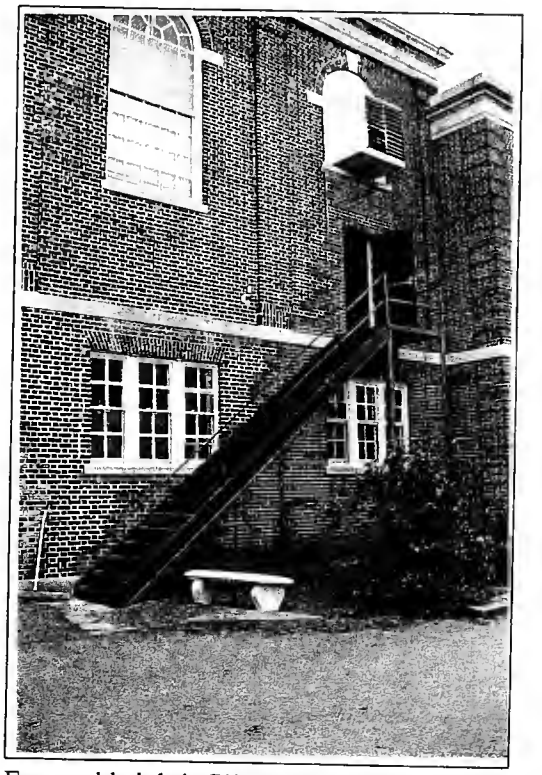


Loose railing; poor railing detail; wooden planter boxes

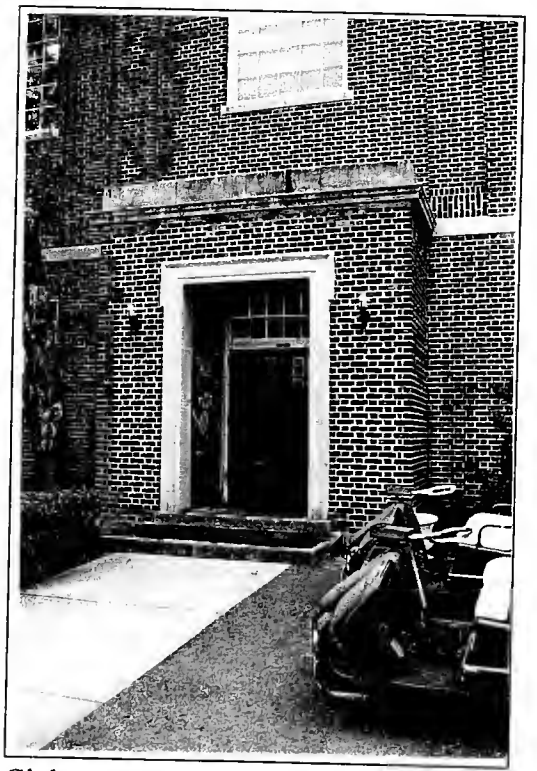
West addition and trees on south

PHOTOGRAPHS OF BUILDING DETAILS
DAISY WILLIAMS GYMNASIUM

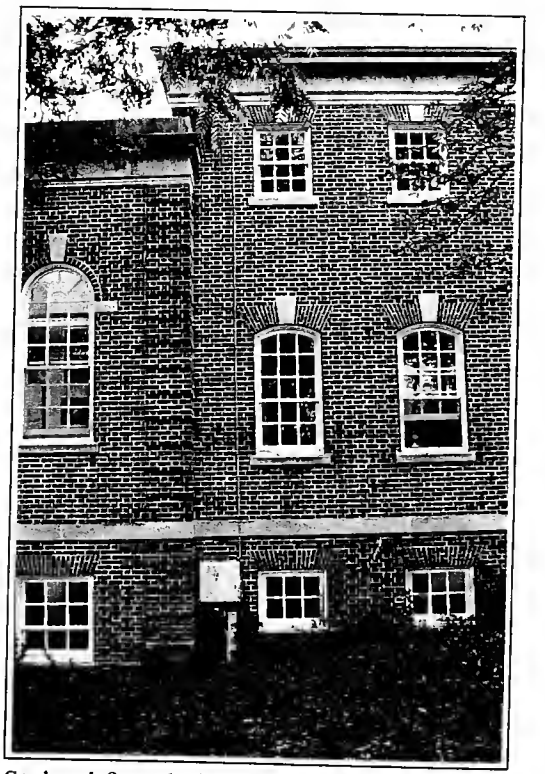
Unsightly air conditioning unit and light fixture; stained cornice



Fan and brick infill have replaced character defining feature: window; staining at foundation



Globes missing on sconce lights; stained limestone cornice



Stained foundation; excessive ivy growth

SWEET BRIAR COLLEGE HISTORIC DISTRICT
BUILDING 20: FLETCHER HALL
GENERAL INFORMATION

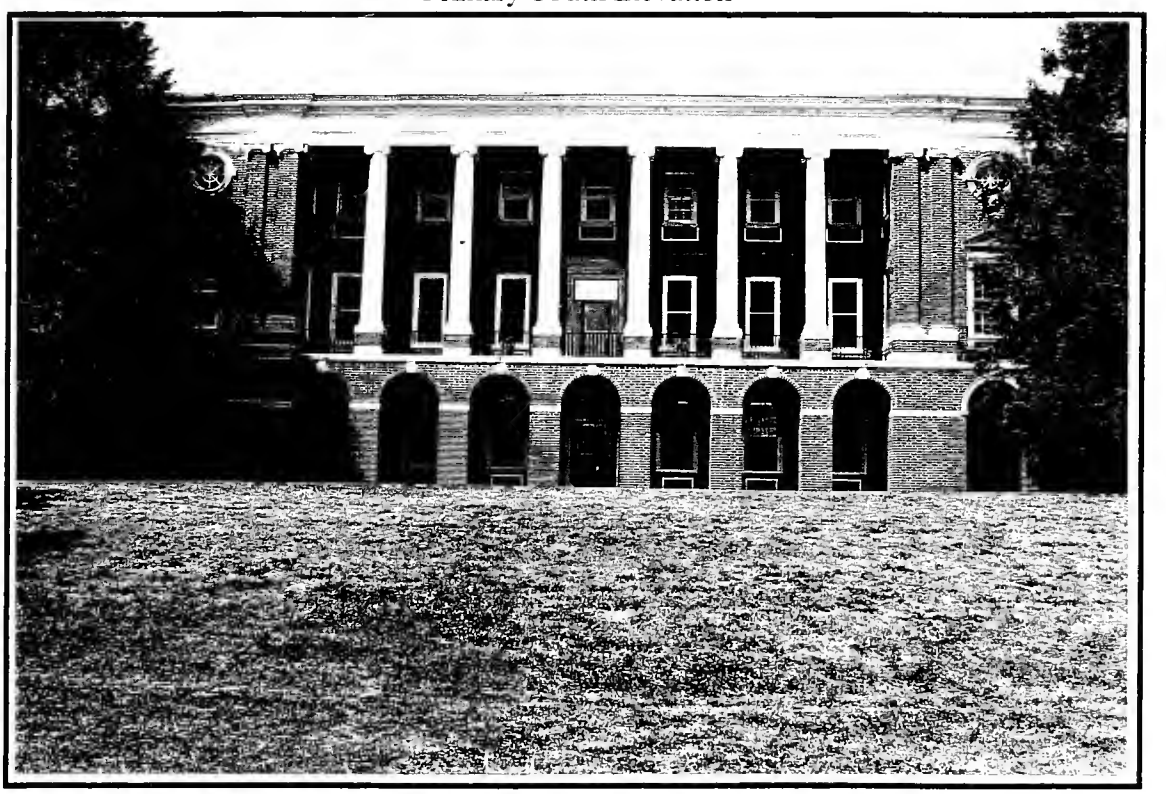
Building Name: Fletcher Hall

Date Built: 1925

Original Use: Academic Offices and Classrooms

Present Use: Administrative Offices, Classrooms, and Honors Center; Registrar's Office, second floor

Primary South Elevation



Architectural Description of Fletcher Hall

Fletcher Hall, located west of the Library, is a three story brick building with a semi-flat roof. The nine bay long building features an arched and colonnaded first floor with an upper two story loggia and a balustraded roofline. Fletcher is distinguished from Benedict by the wood trim around the windows. The interior features a central entrance hall with handsome Georgian Revival paneling. Administrative offices, classrooms, and the Honors Center are located in this building.

History of Fletcher Hall

Fletcher Hall was erected in 1925 during the second building campaign at Sweet Briar College. Fletcher was built at the western end of the campus on the site designated in the 1902 plan for the Art Building. With its columned loggia above an arcade and balustraded roof line, Fletcher appears to be a twin of Academic (Benedict). Some of the wood trim used around the windows is different from that of Academic (Benedict), and the treatment of the cornice and windows was simplified. The buildings differ mostly in their respective architectural details. Like Academic (Benedict), Fletcher was built to house administrative offices and classrooms. With the construction of Fletcher, administrative offices were removed from Academic, freeing up space to be used for science laboratories, lecture halls, and art studios. (*Ralph Adams Cram As College Architect: An Historicist's Approach*, pp 39-40)

President Meta Glass began her administration in a new office in Fletcher Hall. Offices of the staff were located in the center of the main floor with classrooms flanking each side. Additional classrooms and faculty offices were located on the two upper floors. An auditorium and a supply closet were on the ground floor. In the early years, most of the college concerts were performed in this auditorium.

PHYSICAL CONDITION REPORT
Fletcher Hall

Site Condition

The viewshed overlooking the valley is beautiful. Drainage is good with positive slope in all directions. The lawn is thin and should be aerated, fertilized and re-seeded. Ivy growth is excessive on the north and east elevations. Ivy should be removed away from the foundation to create a two-foot border around the perimeter. The hemlock tree on the right front elevation should be pruned away from the building envelope. One of the katsura trees on the west side is nearly dead and should be removed. Asphalt sidewalks should be replaced with brick paver laid in a sand bed.

Building Foundation

The foundation is poured concrete. Masonry joints are tight and solid, and the limestone sills and lintels are in good condition. The poured concrete base of the columns on the primary elevation have chipped and need to be repaired to return them to their original crisp profile. Only minimal efflorescence is visible. Back splash staining at foundation grade should be pressure washed or chemically cleaned. No stress cracks or settlement problems were observed. Downspout failure at the right corner on the front elevation has caused moisture, fungus and moss. Downspouts should be replaced in copper, and the moss and fungus should be chemically removed. Grills to the areaway need cleaning, priming and painting. There is a basement entry at grade on the rear elevation.

Building Envelope

The masonry is in good condition, although some minor spot repointing is needed on all elevations. There is moisture damage at the capitals. No settlement cracks are present, and vertical alignment of the walls is true and plumb. Limestone sill and lintels are in good condition. Minor efflorescence is present at the porch fascia.

Gutters and downspouts are in poor condition. Downspouts have separated at the connectors and straps are missing on the downspouts. Moss and fungus growth is visible on the limestone on the front elevation and on the balustrade, and on the rear elevation all of the belt course and sills are badly stained. The many stained areas of the building would benefit from a careful cleaning with *Sureklean* concrete and limestone cleaner. The columns, Ionic order capitols, and the cornice show serious paint alligatoring. All wood surfaces on the building should be stripped, filled, sanded, primed and repainted.

To eliminate offensive noise and to restore the original exterior architectural integrity of the primary elevation, remove the through-wall air conditioning units and install central air conditioning. Rebrick

the leftover masonry openings. A telephone interface box should be removed from the rear elevation and relocated to a freestanding column.

Porches

The concrete porch is structurally sound with little sign of moisture damage, except on the original stucco ceiling which needs minor repair and painting. Cracks in the window sills on the second floor should be excavated and filled with epoxy prior to painting. Closer inspection is recommended. The iron railing is in good condition.

The commercial storefront glass door on the front elevation is out of character with the Georgian Revival building. If possible, the original door should be located and restored. Research should be done to determine the style of the original light fixtures. The 1970's-era fixtures should be replaced with the original or historically compatible reproduction fixtures. The "Nixalite" anti-pigeon wire that is not well attached in the porch eaves should be removed or reconfigured.

Roof

The shallow-pitched roof, new in the summer of 1997, is constructed with EPDM rubber membrane. The new copper flashings are in excellent condition. The downspouts are interior directed and are hidden from grade view. Further evaluation is recommended from the roof.

Chimney

There are visible chimneys.

Openings: Doors

Several styles of door are found on Fletcher. The front entrance features a commercial anodized aluminum door. The appearance of the building would be dramatically improved with the restoration of the original raised wood panel doors. The door on the rear elevation is the original wood raised panel. The rear door hardware is modern and should be replaced with the original Russwin hardware.

The doors and frames have been freshly painted and are in good condition. The sills are granite and are in excellent condition. The globes on the sconce lights are modern and should be replaced with a period globe.

Openings: Windows

The original wood windows, nine-over-nine (9/9) are in good condition although some spot reglazing is needed. One broken pane on a front elevation sash needs replacement. The limestone sills are in poor condition. They are chipped and stained and require repair and chemical cleaning. Small stress

cracks in the brickwork should be repointed. The old aluminum window screens are rusting and should be replaced or removed altogether.

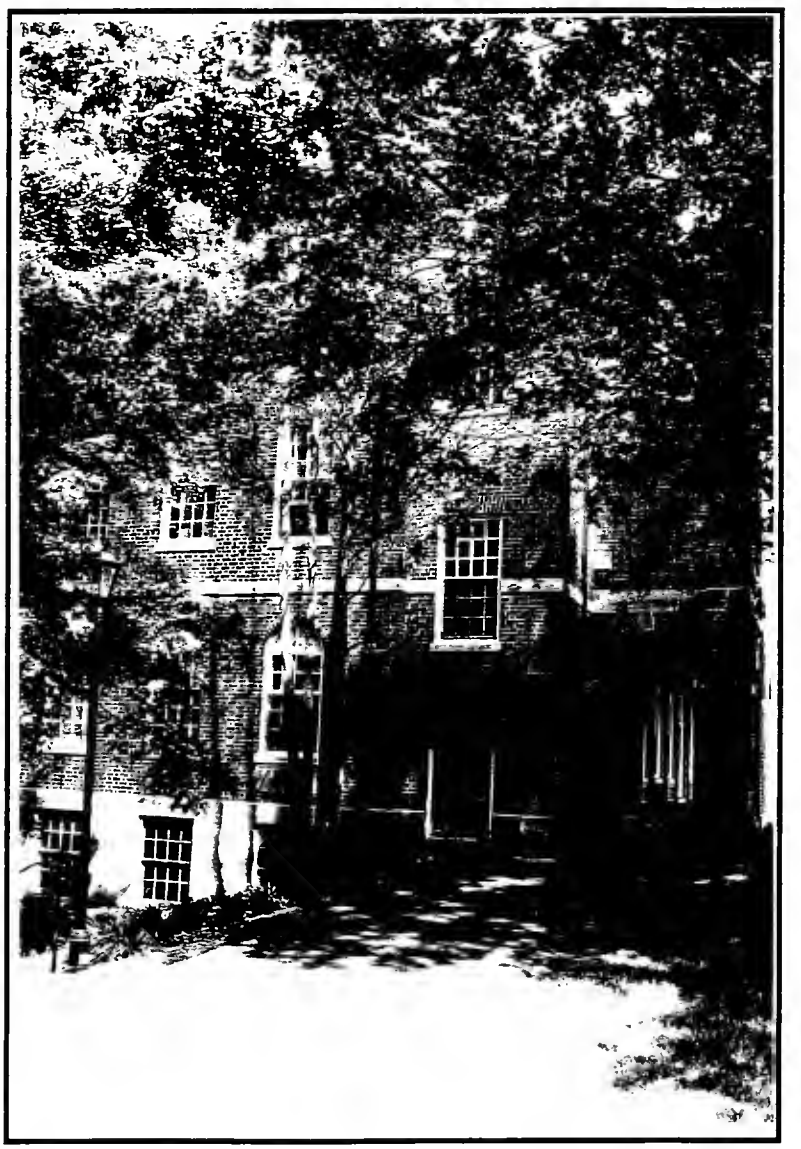
ADA Accessibility Recommendations for Fletcher Hall

Preferred ADA Accessibility Location(s):

(1) A 12' long wood or steel ramp from the left side of the Primary South Elevation will bring a wheelchair up to the entrance door sill height from the crosswalk

(2) Right side of the Primary South Elevation with accessibility from the right front sidewalk

West Elevation Sidewalk to Front Entrance Door



Recommendations in Priority Order for Exterior Restoration Fletcher Hall

Site

(1) Trim Hemlock tree limbs back from the front elevation to increase light and visibility to the building
(2) Remove ailing katsura tree from the north left elevation
(3) Fertilize, aerate, and reseed lawn
(4) Replace asphalt sidewalks with brick pavers laid in a sand bed

Building Foundation

(1) Chemically clean moss from the right front corner
(2) Pressure wash or chemically clean back splash staining at foundation perimeter
(3) Sandblast, prime, and paint steel grilles covering areaways
(4) Repair precast concrete bases on columns to restore their original profile

Building Envelope

(1) Complete spot repointing on brickwork as needed on all elevations
(2) Chemically clean efflorescent staining from the front porch fascia
(3) Chemically clean moss growth from the limestone and the balustrade on the front elevation
(4) Chemically clean staining from the limestone belt course and sills on the rear elevation
(5) Remount missing downspout straps and repair the broken connections of downspouts to cast iron boots
(6) Repair, strip, fill, prime and repaint the wood columns, Ionic capitols, and cornices
(7) Remove through-wall air conditioning units; rebrick the remaining masonry openings; install a central air conditioning system
(8) Remove and relocate the telephone interface box to a freestanding mount

Porch

(1) Repair, prime and paint the original stucco ceiling
(2) Excavate cracks in the window sills on the second story and fill with epoxy
(3) Research to find original porch light fixture and replace 1970 vintage light fixtures
(4) Replace missing light fixture globes
(5) Remove and reconfigure "Nixalite" wire
(6) Restore original entrance doors to the front elevation

Roof

No repairs needed.

Chimney

There are no chimneys.

Doors

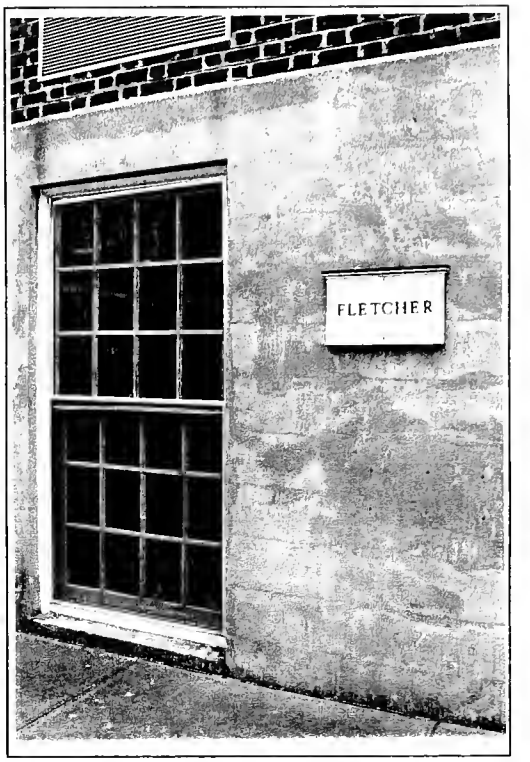
(1) Restore original front doors
(2) Replace modern hardware with original or replica hardware
(3) Replace modern globes on sconce light fixtures with period globes

Windows

(1) Complete spot reglazing of all sash
(2) Replace broken pane on front window
(3) Repair chipped limestone window sill and small stress crack
(4) Chemically clean limestone sills
(5) Remove or replace rusting aluminum window screens

PHOTOGRAPHS OF BUILDING DETAILS
FLETCHER HALL

Historically inappropriate door

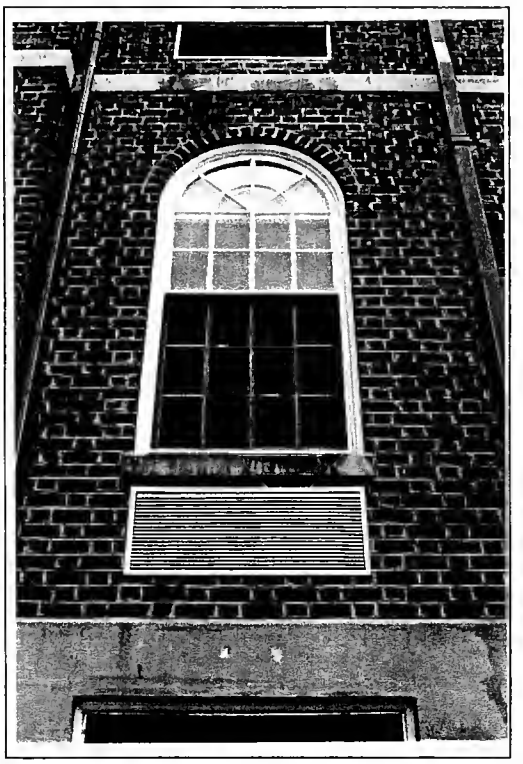


Spalled and stained concrete foundation

Stained belt course; poor light fixtures

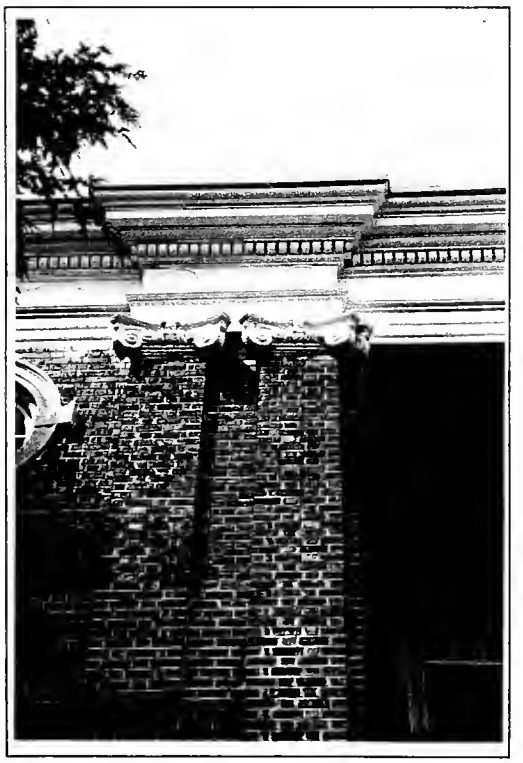
Exposed rebar in watertable

PHOTOGRAPHS OF BUILDING DETAILS
FLETCHER HALL

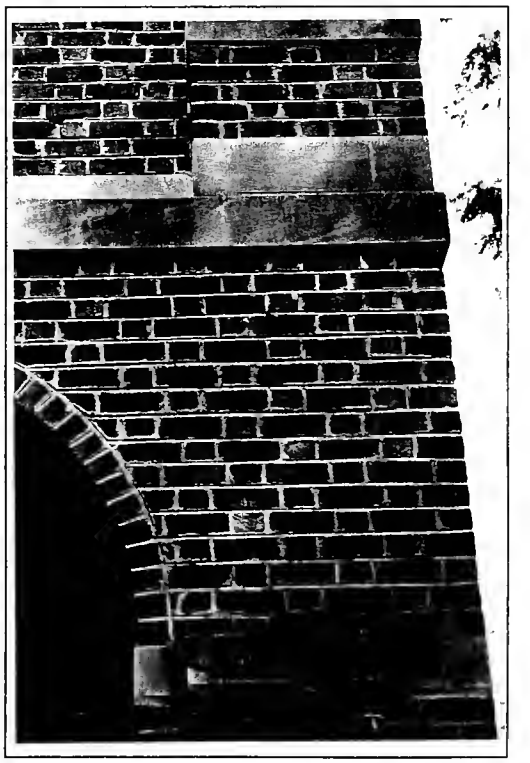


Stained limestone sill; unsightly HVAC grilles; exposed conduit

Original entry door



Paint failure at column capitols



Stained limestone belt course

PHOTOGRAPHS OF BUILDING DETAILS
FLETCHER HALL

Chipped and stained limestone

Poorly executed repointing

Excessive vegetation at foundation

SWEET BRIAR COLLEGE HISTORIC DISTRICT

BUILDING 21: MARY HELEN COCHRAN LIBRARY

GENERAL INFORMATION

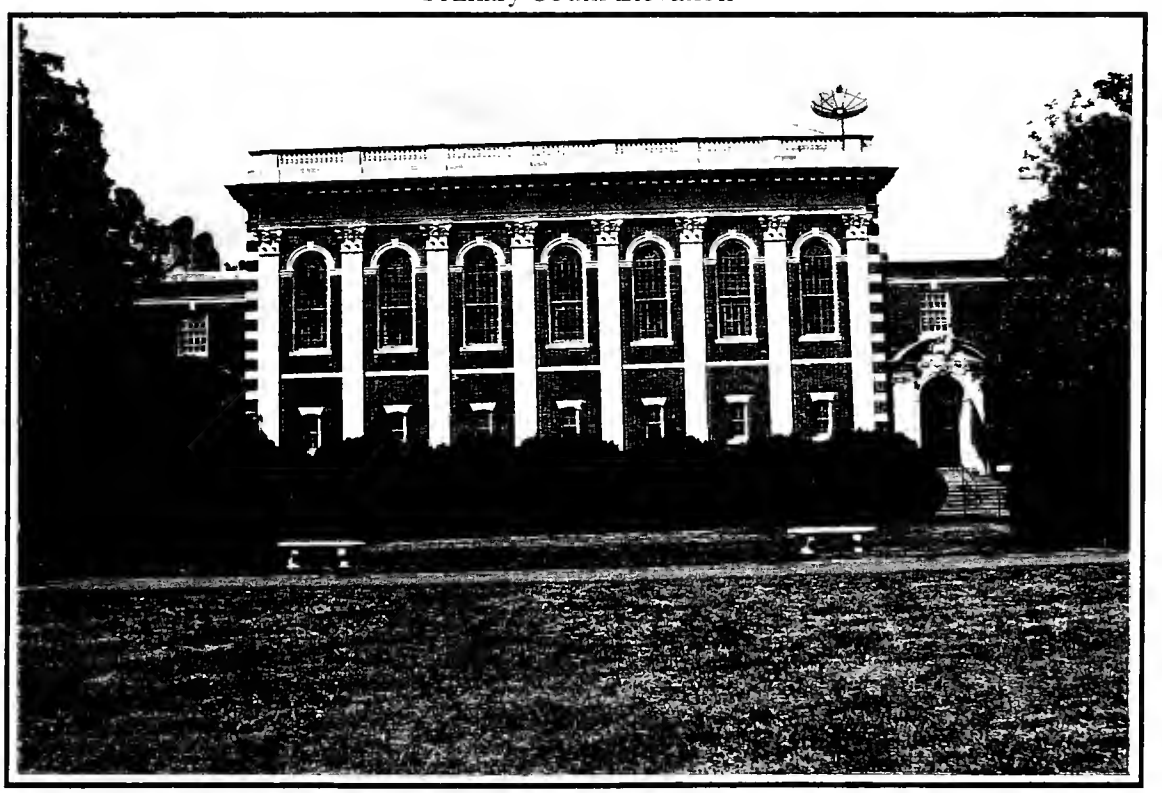
Building Name: Mary Helen Cochran Library

Date Built: 1928

Original Use: Library

Present Use: Library

Primary South Elevation



Architectural Description of The Mary Helen Cochran Library

The Mary Helen Cochran Library is located behind a small grassy courtyard west of Benedict Hall. The three story seven bay, hip roof, brick building has flanking two-bay, two-story wings. The most ornate of the academic buildings designed by Ralph Adams Cram, the library features Corinthian pilasters alternating with arched windows on the south facade, a roof-top balustrade, and elaborate limestone Georgian Revival style decorations over the two entrances. These entrances are flanked by engaged limestone pilasters and are topped by a broken segmental-arched head. In the center of each is a stone cartouche with swags and garlands. A two story brick wing was added to the rear of the library in 1967.

The interior is elaborately decorated. The main reading hall has a plaster ceiling with garland and swag decorations, a two story gallery on the south end, and paneled reading rooms on the first and second floors. The reading rooms feature fireplaces with Georgian-style mantels and floor-to-ceiling bookcases.

History of The Mary Helen Cochran Library

When Meta Glass became the third president of Sweet Briar College, she recommended that a building program be initiated. Her plans included a library, an auditorium and a gymnasium, and these buildings became all part of the 1928 development plan. Construction of a new library was top priority. The prospect of a new library was met with great enthusiasm by the campus, and the president eagerly involved herself in seeing the plan to fruition. At the time, the main library was housed in a small hut built by the YWCA during the First World War, the space was so cluttered that not more than a few students could use the facility at a time. Five additional departmental libraries were housed elsewhere. In Glass' opinion, the tiny library was unacceptable. Hoping to use the building's deficiency to solicit funds, President Glass renamed the building The Little Beggar. Her plea was soon answered by the generosity of Mr. Fergus Reid. (*The Sweet Briar Story*, p. 174)

Mr. Fergus Reid was an accomplished business man who eventually served on the Board of Trustees for thirty-six years. Reid gave the library in memory of his mother, Mary Helen Cochran. On October 1929, the new library was opened and "The Little Beggar" was hauled away in the words of President Glass, "by two men who hitched it to a mule with a shoestring"." (*The Sweet Briar Story*, p. 165). The old structure was set on another foundation near the beginning of Elijah's Road and was used to house the music department. The structure is still there and is called The Music Box.

The library, designed in 1928 and built in 1929, was the last major work of Cram and Ferguson to be built at the College. The Library is the most formal and ornate of Cram's buildings on the campus. Composed of a large central block with a smaller wing to either side, the two entrances to the building are located in the side-wings, and consist of double doors topped with semi- circular fanlights, surrounded with rich stone carvings. From Ionic pilasters flow broken elliptical pediments with cartouches with crests and swags in the centers. (*Ralph Adam 's Cram as College Architect: An Historicist's Approach,* p.43).

The abundance of ornamentation was unusual for Cram and was not part of the original early design. Sketches of the proposed library showed a building that resembled the Refectory in both its setting and in its relationship to neighboring buildings. An article in *The Sweet Briar Alumnae News* reported that Cram was in Italy when the firm began work on the library. The early plan was, according to President Glass, "only half-way satisfactory". In a conversation with President Glass in Boston, Cram declared, "I don't like this library. Let's throw it away." Glass agreed, "I never liked it and you can throw it as far as you please." After that conversation, Cram and Glass came up with a rough sketch of the present day structure. (*Ralph Adams Cram as College Architect: An Historicist's Approach*, pp. 43-45)

The library is situated between Fletcher and Academic. The original plan also had a plaza in front with a pool and elaborate landscaping to enhance the architecture. The building cost approximately $200,000. Enclosed within the cornerstone is a set of the building plans, different copies of *The Sweet Briar News* containing articles about the library, the catalogue for 1928-1929, *The Briar Patch 1928-29*, a picture of Mary Helen Cochran, an English penny, and copies of the addresses for the occasion. (*The Sweet Briar News*, May, 1929)

PHYSICAL CONDITION REPORT
Mary Helen Cochran Library

Site Condition

Drainage of the site is good with positive slope in all directions. The lawn is in fair condition with spots of fungus that should be treated. The general condition could be improved with edging, aeration, re-seeding, and fertilization. Boxwood shrubs have been allowed to grow out of control and should be either moved to a new setting or systemically pruned to reduce their size by two-thirds. Their current size and location obstruct the view of the water table transition and the building foundation on the front elevation, interrupting the baseline of the building's architectural impact.

The limbs of the magnolia tree should be pruned in order to provide clear visibility of the ornate entrances. Ivy and infill shrubbery is excessive on the front elevation. Both should be completely removed. The remaining border of boxwood shrubs should be shaped and pruned to provide a neat appearance. Asphalt sidewalks and courtyard should be removed and reconstructed in brick pavers.

On the rear elevation, the upper patio adjacent to the Surf Shop has suffered serious damage from recurring freezing and thawing. The drain on this patio is clogged and allows standing water to cause damage in the freeze/thaw cycle. The drain should be unclogged and should receive regular maintenance to prevent future clogging. Serious erosion has occurred under the terrace. Fill dirt should be added to provide support for the terrace. Planting and maintenance of grass may help to alleviate future erosion. The terrace foundation needs repointing and the cracked balustrade should be repaired or replaced. Heaved stones require replacement. Lichens and fungus should be chemically cleaned from the terrace surfaces.

Building Foundation

The foundation is sound, with no damage to the masonry joints, lintels, or sills. On the left front elevation, an exposed re-bar in the concrete steps should be repaired. There is visible moisture damage on the rear elevation at the basement door due to a clogged drain in the areaway. No other dampness, spalling, efflorescence, stress cracks or settlement problems were apparent at the foundation level.

The capstone on the kneewall on the rear elevation is cracking and heaving. The capstone should be repaired and the kneewall should be repointed. Stains on the wall requires chemical cleaning. Exposed conduits should be removed and rerouted internally. A missing wrought iron balcony should be reconstructed. The wood deck and rail on the rear elevation should be replaced with bluestone and an historically appropriate wrought iron rail.

Building Envelope

The Flemish bond brickwork is sound and tight with its original white Portland cement pointing.

There is no visible spalling, and only minor spot repointing is needed. Wall alignment is sound and true. Open masonry joints on all the raised pilasters need repointing. Moisture damage on the third story at the HVAC grille should be repaired. Lintels and sills are sound but would benefit from chemical cleaning. Unsightly electrical conduits, especially one draped across the rear elevation, and exposed telephone lines should be removed and reworked internally. The light on the rear elevation at the door should be replaced with an historically correct reproduction. Fungus and moss on the rear elevation should be removed and chemically cleaned. Banners hung over the entrance arches detract from the architectural character of the carved limestone entrances; their removal is recommended. All painted surfaces should be prepped, primed, and painted. Galvanized rectangular downspouts are rusting at the basement cast iron boot connections and should be replaced with copper downspouts and gutters.

Porches

The stoop is structurally sound with no apparent settlement, but moisture has caused staining and cracking. The stairs need cleaning, and the iron railing needs to be more firmly secured. Gutters and downspouts were not visible. It is presumed that they are internal, and it is recommended that their condition be assessed from the roof and repairs made, if necessary. The concrete steps show signs of cracking and spalling, with an exposed rebar in one step. Repairs are required to avert further damage. All masonry joints in the raised pilasters are open and need repointing. All painted surfaces are in fair to poor condition and need to be prepped, primed, and repainted.

Roof

The flat roof could not be inspected. A roof level inspection is recommended.

Chimney

There are no exterior chimneys.

Openings: Doors

The front door, wood with three raised panels and semi-circle transom and side lights is original. The bronze hardware is also original and should be cleaned and oiled. Precast concrete sills are in excellent condition. All wood surfaces need to be stripped, sanded, filled, primed and painted. The doors and windows need recaulking around the masonry openings. The pendant light fixture with its translucent bubble glass is original and should be used as a prototype for light replacement throughout the campus where the original pendant lights have been inappropriately replaced or are missing altogether . Two broken panes should be replaced. Signage is unattractive and should be replaced.

Openings: Windows

The multi-lite windows are wood, double-hung and original. Frames and sashes are also original, in

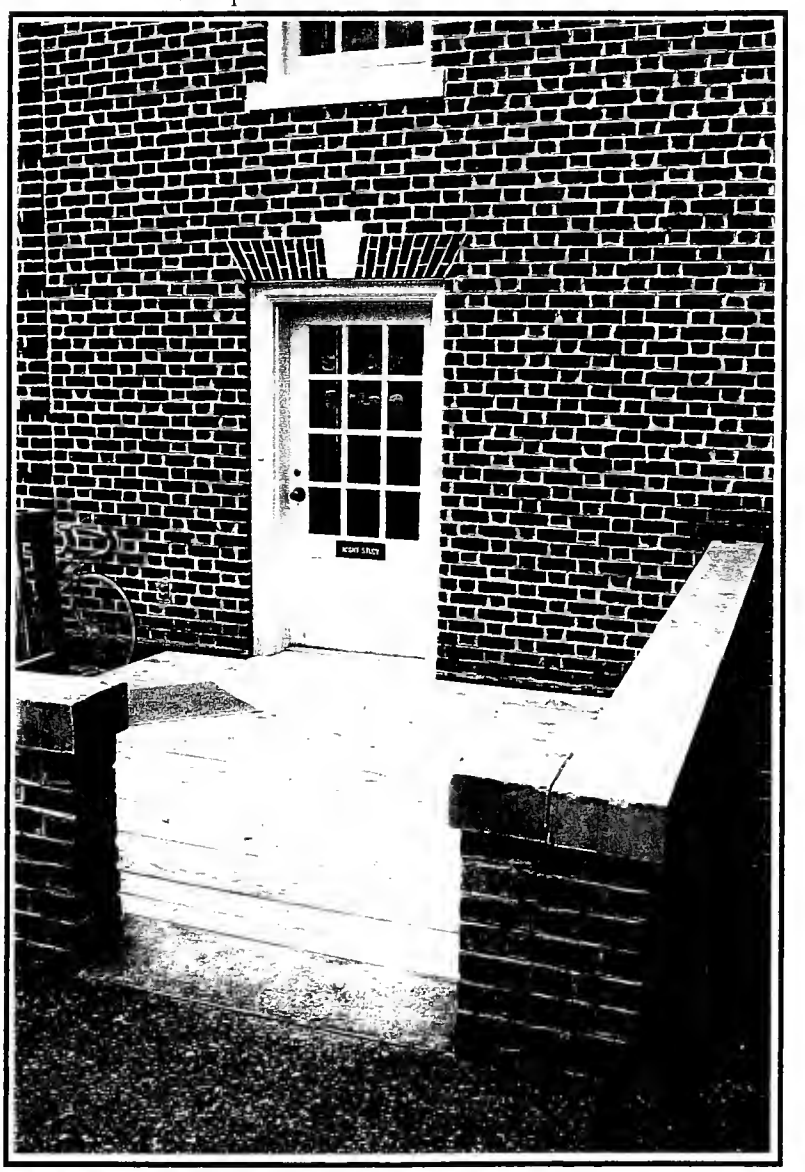
good condition, and should be preserved. Sash paint and glazing are in poor condition and require restoration. Wood subsills are in fair condition. Caulking is needed at the masonry openings, and all wood surfaces should be stripped, sanded, primed and painted. The lower screens are obsolete and unattractive and should be removed. Rusting nails in the window frames, presumably used for Christmas lights, should be removed to eliminate further staining. Permanent stainless steel hangers may be installed in their place, if desired. The installation of a central air conditioning system would eliminate the need for replacement window screens.

ADA Accessibility Recommendations for Cochran Library

Preferred ADA Accessibility Location(s):

(1) A wooden ramp from the rear terrace to the door of the night study room provides access to an interior elevator. Enlarging the door opening into the stacks will be required.

Ramp to West Elevation Rear Door



Recommendations in Priority Order for Exterior Restoration
Mary Helen Cochran Library

Site

(1) Prune and shape the flanking magnolia and cedar trees to reveal the full front elevation and ornamental library entrances
(2) Remove and relocate large boxwood shrubs to reveal the limestone basement of the front elevation
(3) Treat for fungus, fertilize, aerate, and reseed lawn
(4) Remove overgrown ivy and shrubs along the front elevation and install a two foot wide border of gravel against the building; prune and shape the boxwood hedge at the sidewalk
(5) Remove asphalt sidewalks and reconstruct with brick pavers
(6) Unclog drain on the North Terrace; repair spalling/heaved bluestone terrace
(7) Repair erosion at foundation wall of North Terrace
(8) Repair and repoint kneewall along North Elevation
(9) Completely remove ivy from the North Elevation
(10) Chemically clean lichen/fungus from terrace stone

Building Foundation

(1) Repair exposed reinforcement rod on concrete steps to entrance at southeast corner
(2) Unclog drain in areaway of North Elevation basement door
(3) Repair capstone on the kneewall at the North Elevation
(4) Repair and repoint the brick kneewall
(5) Chemically clean foundation stains at grade
(6) Remove and reroute internally all exposed electrical conduits
(7) Replace wood deck and railing on rear elevation with bluestone pavers and wrought iron rail
(8) Restore missing wrought iron balcony

Building Envelope

(1) Repoint open masonry joints on decorative pilasters of South Elevation
(2) Repoint brickwork as needed on all elevations
(3) Strip, prep, prime, and paint all wood surfaces
(4) Chemically clean moisture damage at third story HVAC grille, North Elevation
(5) Remove and reroute internally exposed electrical conduits and telephone lines
(6) Chemically clean lintels and sills
(7) Replace light fixture above the door on the North Elevation
(8) Chemically clean fungus and moss from the base of the North Elevation

Stoop

(1) Repair spalling of concrete steps; patch repair with epoxy filler
(2) Chemically clean front flanking concrete stairs on South Elevation
(3) Re-anchor wrought iron handrail to base

Roof

Not visible from grade

Chimney

N/A

Doors

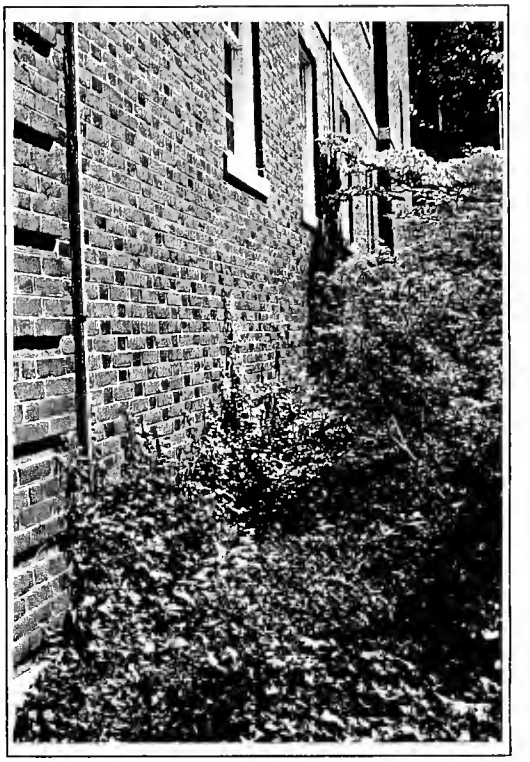
(1) Strip, sand, fill, prime, and paint exterior doors and frames
(2) Recaulk masonry openings
(3) Clean and oil original bronze door hardware
(4) Replace broken translucent bubble glass panes in pendant light fixture

Windows

(1) Recaulk window frames at masonry openings
(2) Reglaze windows as needed
(3) Strip, sand, prime, and paint windows, sashes, and frames
(4) Remove screens
(5) Remove rusting nails and anchors from window casings. Replace with stainless steel hangers, if desired

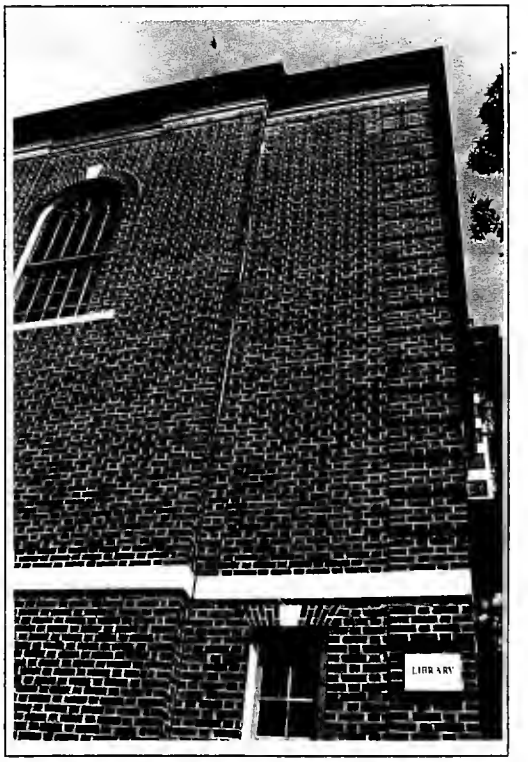
PHOTOGRAPHS OF BUILDING DETAILS
COCHRAN LIBRARY

Damaged galvanized downspout efflorescence



Excessive vegetation

Original pendant light fixture with broken pane

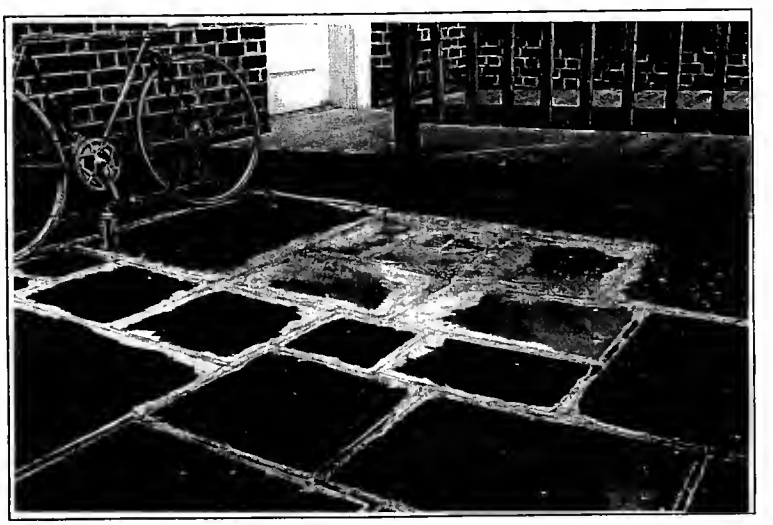


Exposed conduit

PHOTOGRAPHS OF BUILDING DETAILS
COCHRAN LIBRARY

Uplifted slate on patio

Eroded support under terrace

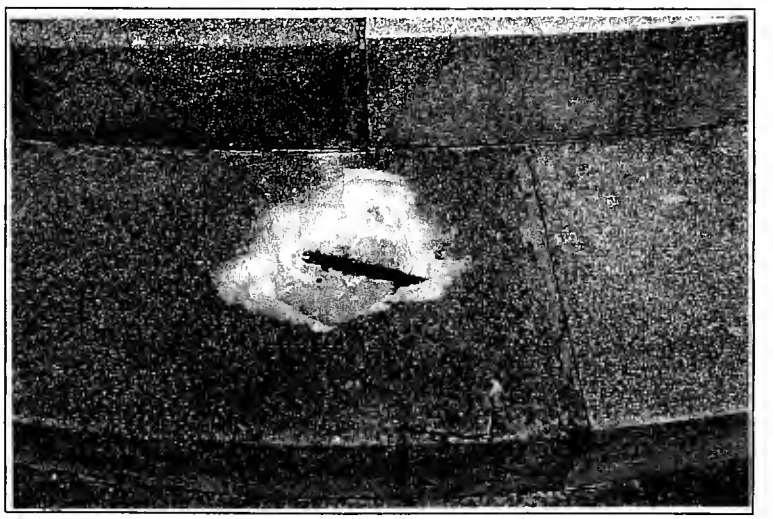


Moisture damaged terrace

PHOTOGRAPHS OF BUILDING DETAILS
COCHRAN LIBRARY

Overgrowth of ivy; efflorescence; exposed conduit

Inappropriate light fixture and door; stained precast concrete



Exposed rebar in step

SWEET BRIAR COLLEGE HISTORIC DISTRICT
BUILDING 22: ACADEMIC OR MARY K. BENEDICT HALL
GENERAL INFORMATION

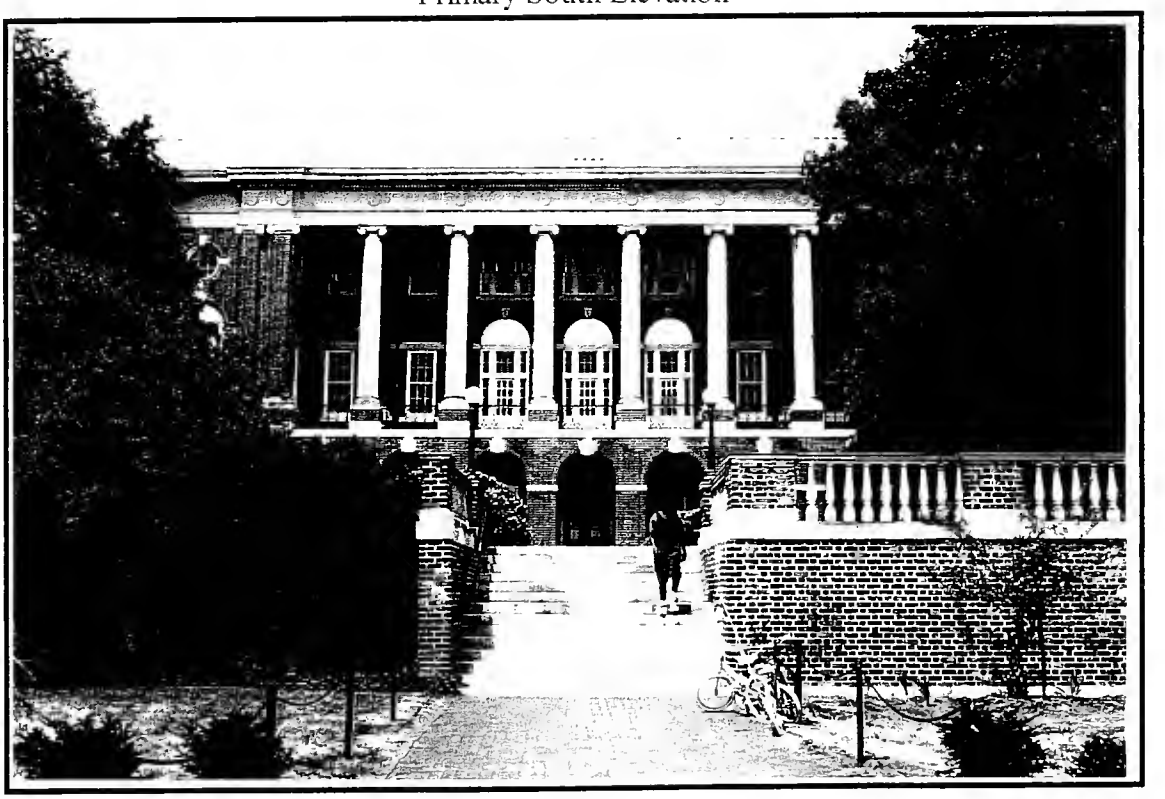
Building Name: Academic or Mary K. Benedict Hall

Date Built: 1906; 1974-1976, Additions and Renovations

Original Use: Classrooms and Administrative Offices

Present Use: Classrooms, Administrative Offices, Tyson Auditorium, Computer Laboratory

Primary South Elevation



Architectural Description of Academic or Mary K. Benedict Hall

Academic is the most imposing of the original four buildings built on the Sweet Briar College campus. It is set on a high terrace and is supported by a basement arcade. The four original buildings, Academic, Gray, Refectory, and Carson, are connected by a series of sheltering arcades constructed of the same warm-toned brick. Academic or Benedict Hall is a Georgian Revival style four story, nine bay brick structure with a shallow-pitched roof and a stone balustrade along the roof line. A brick arcade distinguishes the south elevation of the first story with two entrances set within the arcade. The second and third stories are designed as a piano nobile with the seven central bays recessed behind a portico of limestone Ionic columns. The columns are echoed to the rear of the portico by stone pilasters. One bay wide projections with a central arched window topped by a round window with Gibbs surround are at the east and west ends of the building.

The interior has been completely remodeled and now contains an auditorium, classrooms and offices. To the south of Benedict Hall is a courtyard with balustrade and stone steps leading to a terrace.

History of Academic or Mary K. Benedict Hall

Academic (Benedict) was one of the first four buildings constructed on the campus in 1906. When the college opened, the building had not been named, so it was named for its functional use, academic classrooms. The building was named following its renovation in 1976 for Mary K. Benedict, the first president of the college. Academic, set on a high terrace and supported by a basement arcade, was the most imposing of the original four buildings on the Sweet Briar College campus. The four buildings were connected by a series of sheltering arcades constructed of the same warm-toned brick. Initially, the bricks used in the construction of the college were made on campus in a kiln located on the hill near the dairy, and the bricks were hauled by work horses to the construction sites. A temporary kiln was set up close to the buildings to accommodate the demand and the fires burned constantly in order to fill the need. To help defray the cost of the buildings, the contractor was supplied with wood from the surrounding land. Oak and poplar were used for sheds during construction, and dead wood and field pine was used for firing the bricks. More than 3,000 cords were used for the firing of the one million bricks made on campus. (*The Sweet Briar Story*, p.57)

In June 1906 when President Benedict arrived on campus, she rejoiced in the beauty of the stately exteriors of the campus buildings, but was dismayed when she entered the Academic building. "There was nothing in it except piles of plaster on the unstained floors. There was not even a blackboard." (*The Sweet Briar Story*, p.70) The other buildings on campus were not in any better shape. The stem fitting had not yet been done, and electric wiring needed to be installed. The executive committee decided to finish the other buildings, including the dormitories and Refectory, before they completed Academic. (*The Sweet Briar Story,* p.70)

The challenge of putting Academic in order was adopted by President Benedict, and by the time the college opened in September, Academic was ready for the students. However, during the first year there were several inconveniences. For example, the music professor's sheet music was lost and could

not be found anywhere on campus. It was finally located by a campus cook in the icebox of the kitchen. Someone had mistaken it for wrapped meat and had placed it in the freezer. President Benedict was surprised to find that her filing cabinets had been installed in Professor de Launay's kitchen in one of the Faculty Row Residences.

Academic served as the original classroom and administration building for the new campus and also housed the library. Vesper services were conducted in Academic with the faculty assuming responsibility for conducting the services unless there were visiting clergy or board members on campus. One of the most unusual participants of the chapel service was the campus peacock. He usually responded to noise with an unusual musical call. He often sat in a tree behind Academic, close to the room where vespers were held. Whenever the students started to sing a hymn, the peacock joined in with his lovely screeching tone. (*Alumnae News*, December 1937, Interview with Mary K. Benedict, p.9)

The natural terrace landscaping in front of Academic was the site of various activities. When the sheep were finished grazing, the lawn was used by the students and faculty for sports and social events. Mr. Manson, chairman of the Executive Board, spent so much time at Sweet Briar that many felt he should receive a salary. Manson and his wife had also lost their only child, a daughter, and Sweet Briar helped to fill the void in his life. Manson, a lawyer who served as mayor of Lynchburg, city attorney, and vice-president of the National Exchange Bank of Lynchburg, had a clock golf set made at the foot of Academic. One of his great pleasures was spending time there playing with the students. (*The Sweet Briar Story*, p.61)

After undergoing significant renovations to the interior in 1976, Academic (Benedict) is still used for classes today.

PHYSICAL CONDITION REPORT
Academic or Mary K. Benedict Hall

Site Condition

Drainage of the site is good with positive slope in all directions. The lawn is thin and needs edging, aeration, re-seeding, and fertilization. Boxwood shrubs along the brick sidewalk on the front elevation have not been regularly trimmed and are covering a portion of the walkway. The shrubs should be regularly maintained to create a hedge to protect the terrace lawn. The unsightly black chain and pipe fence flanking the sidewalk should be removed. The dwarf box woods provide a more attractive edging along the sidewalks.

A mature oak tree is encroaching on the roof and walls and should be limbed clear of the building. Large trees on the west side of the front elevation should be removed. On the rear elevation the white pebble gravel is too high in contrast from the brick foundation and detracts from the character of the facade. The gravel should be removed and replaced with an earthtone crushed gravel.

Settlement and erosion has caused the retaining wall at the front of the terrace to fail. The limestone balustrade has broken in several places and is likely to continue to disintegrate. Attempts to repoint the brickwork in the wall have been poor. Mismatched orange and white mortar has been used creating an unsightly and inadequate repair. The elegant balustrade and wall should be carefully and completely reconstructed. The holly and crab apple trees at the base of the wall should be removed.

Building Foundation

The foundation is constructed of poured, scored concrete and is sound, with no damage to the masonry joints, lintels, or sills. No dampness, spalling, efflorescence, or settlement problems were apparent at the foundation level. A few hairline stress cracks were noted but present no structural problems. The reparged concrete on the rear elevation is falling away and should be covered with gravel. Staining at the foundation requires chemical cleaning.

Building Envelope

Benedict is constructed of brick with precast concrete and wood trim. The Flemish bond brickwork is in fair condition, with repointing needed at the base of the square pilasters on the front elevation. There is no visible spalling or moisture damage on either the original structure or on the additions, and the wall alignment is sound and true. The monolithic limestone columns exemplify the high quality of construction of the building. The columns, capitals, and belt course are stained and need chemical cleaning. The upper crown of the cornice and balustrade are constructed of wood. All wood surfaces should be stripped, sanded, filled, primed and painted.

Efflorescence stains at the cornice, iron stains on the parapet, and moss staining on the right rear elevation should all be chemically cleaned. The wrought iron rails are rusting and falling apart.

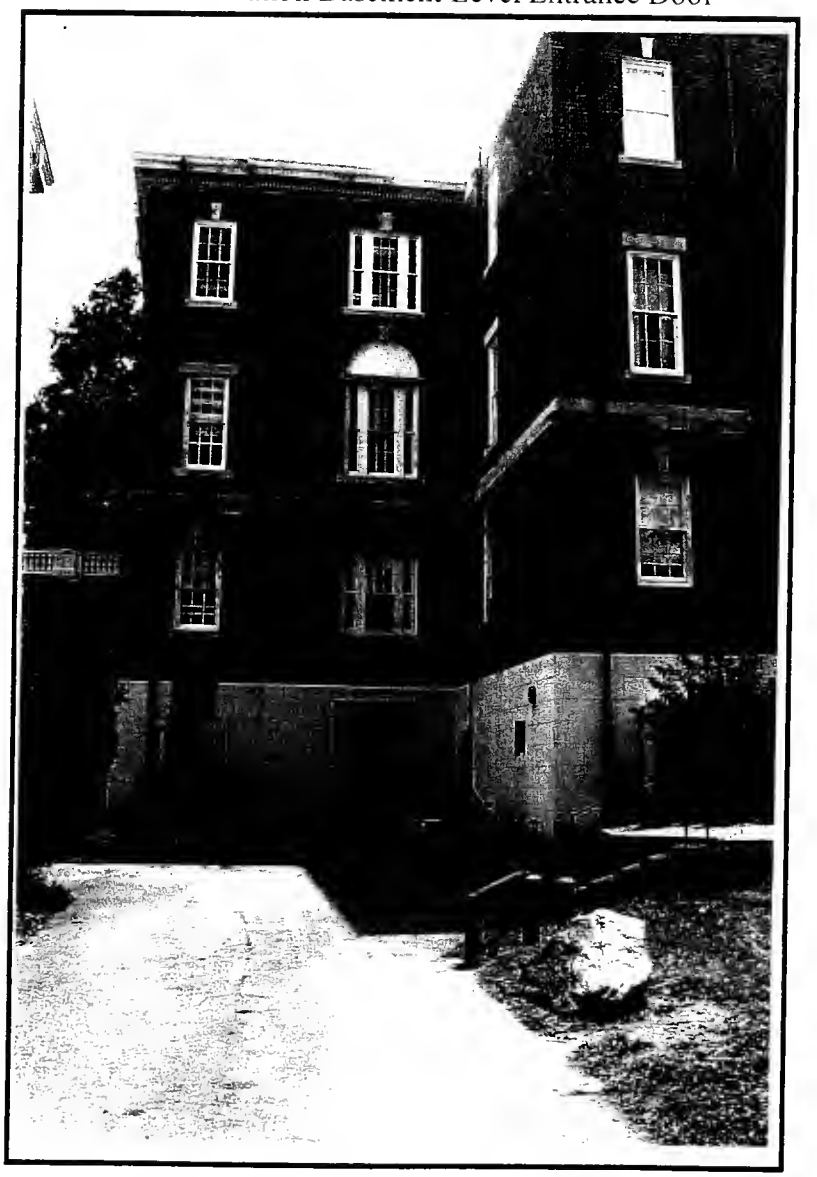
ADA Accessibility Recommendations for Academic or Mary K. Benedict Hall

Preferred ADA Accessibility Location(s):

(1) A ramp down two steps on the West Elevation, basement level, provides the most direct access to the interior hallway elevator

(2) A ramp and landing may be added at the South Entrance Elevation. However, this would be an alteration to the primary facade

North Elevation Basement Level Entrance Door



Recommendations in Priority Order for Exterior Restoration Academic or Mary K. Benedict Hall

Site

(1) Underpin and rebuild the south retaining wall and balustrade; replace broken limestone balusters in-kind
(2) Remove the holly and crab apple trees from the base of the retaining wall
(3) Prune dwarf boxwood shrubs along the front sidewalk
(4) Remove black chain and pipe fence along
(5) Fertilize, aerate, and reseed lawn
(6) Remove encroaching large trees from west side of building
(7) Limb large oak tree away from the building and foundation
(8) Replace white river gravel with earthtone crushed gravel in landscape beds

Building Foundation

(1) Repoint small stress cracks in poured concrete foundation
(2) Chemically clean foundation stains at grade
(3) Cover exposed reparged foundation with gravel base

Building Envelope

(1) Repoint several courses of brickwork at the base of the pilasters on the South Elevation
(2) Repair, sandblast, and repaint wrought iron rails
(3) Repair wood crown molding at cornice
(4) Strip, prep, prime, and paint all wood surfaces
(5) Chemically clean efflorescence at cornice, iron stains on parapet, moss stains on right rear elevation, and stains on the belt course, limestone columns and capitols
(6) Repair downspout connector at cast iron boot and reconstruct angled downspout on rear elevation

Porch

(1) Repair spalling and cracking of formed concrete ceiling
(2) Strip, fill, sand, prime and paint all wood surfaces

Roof

None visible

Chimney

N/A

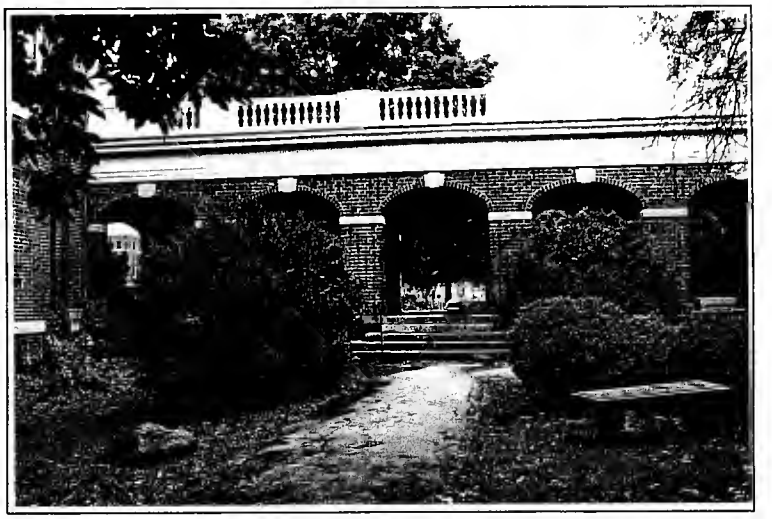
Doors

(1) Replace anodized aluminum front door with the original raised panel wood front door
(2) Strip, sand, fill, sand, prime, and paint exterior doors and frames

Windows

(1) Chemically clean limestone sills
(2) Reglaze windows as needed
(3) Strip, sand, prime, and paint windows, sashes, and frames

PHOTOGRAPHS OF BUILDING DETAILS
BENEDICT HALL

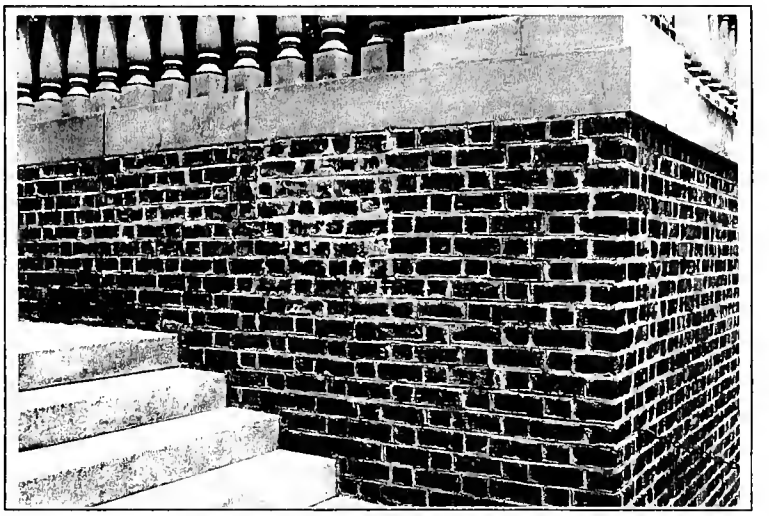


Unsightly asphalt walkway

Poor brick repointing; overgrown vegetation; poor pipe rail detail

Unsightly high contrast gravel border

PHOTOGRAPHS OF BUILDING DETAILS
BENEDICT HALL

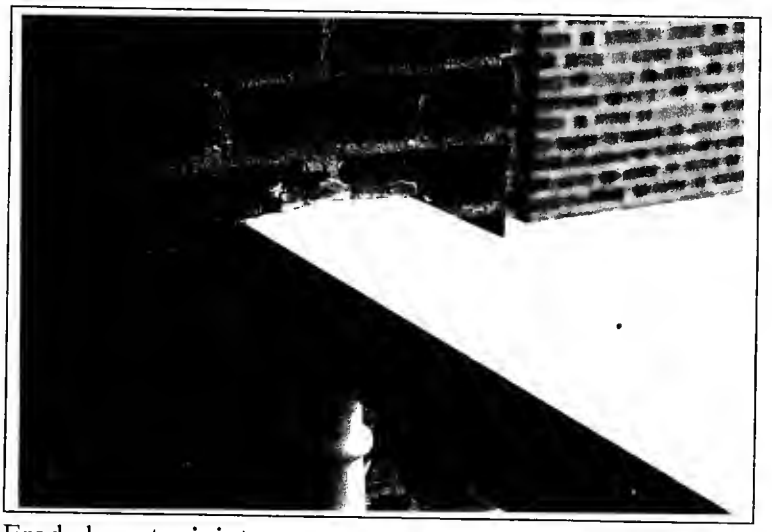


Damaged retaining wall; poorly executed repointing

Moisture damaged cornice along balustrade; eroded mortar joints

Overgrown shrubbery

PHOTOGRAPHS OF BUILDING DETAILS
BENEDICT HALL

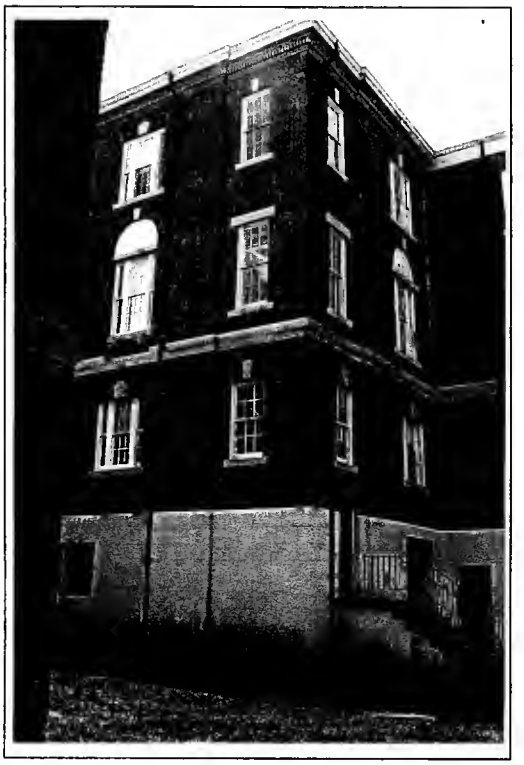


Eroded mortar joints

Fungus growth on column base

Exposed utilities; stained foundation

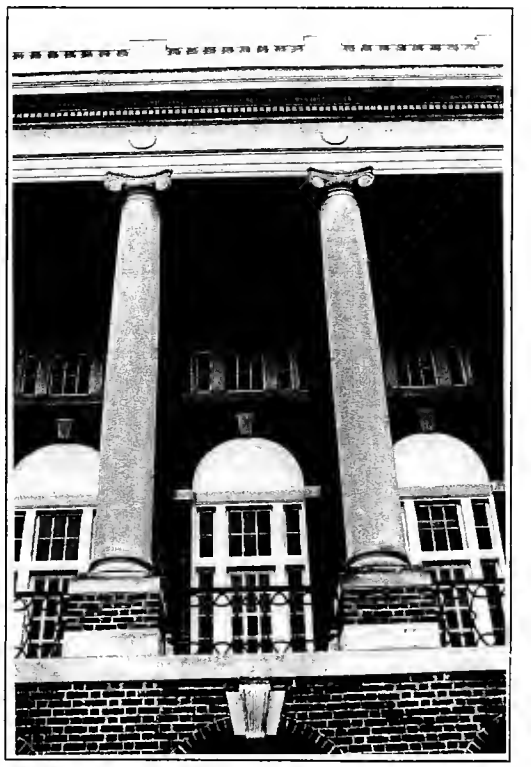
PHOTOGRAPHS OF BUILDING DETAILS
BENEDICT HALL



Backsplash staining at foundation

Spalled concrete foundation

Moisture damaged porch ceiling



Monolithic limestone columns and wrought iron balustrade

PHOTOGRAPHS OF BUILDING DETAILS
BENEDICT HALL

Inappropriate fence detail; overgrown vegetation; stained foundation

Damaged balustrade

Retaining wall failure: eroded mortar joints; poorly executed repointing; unmatched mortar; spalling brickwork

SWEET BRIAR COLLEGE HISTORIC DISTRICT

BUILDING 23: GRAY DORMITORY

GENERAL INFORMATION

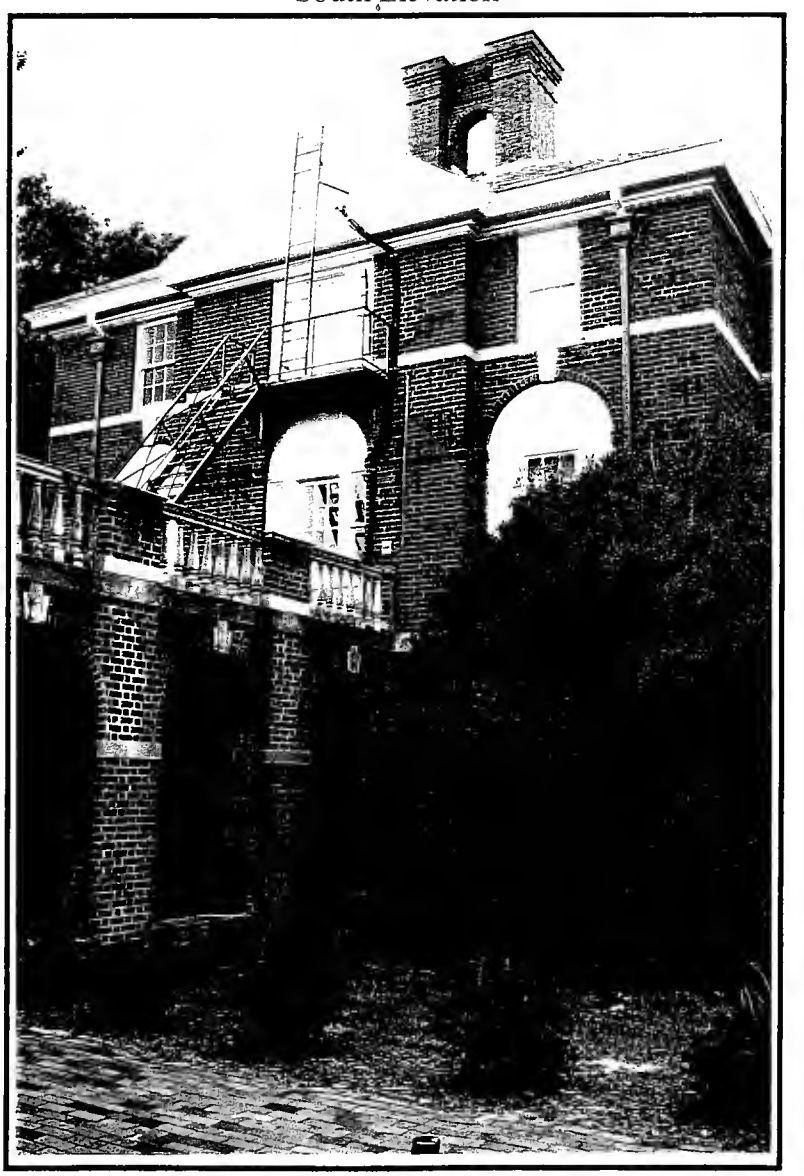
Building Name: Gray Residence Hall

Date Built: 1906

Original Use: Residence Hall

Present Use: Academic Resource Center, Career Services Office, Woody Lab

South Elevation



Architectural Description of Gray Dormitory

Gray is a six bay long, three bay deep, three story structure constructed of brick laid in Flemish bond with limestone trim. It has a hip roof with slate shingles, paired chimneys, and entrances on all four elevations. Gable roof bays project slightly at the north and south ends and at each corner. Gray has a wide classical wooden cornice and limestone belt course, and keystones above the windows on the first and second stories. Windows on the second story are set in stuccoed blind arches. Windows on the second and third stories do not have the arches. Gray Dormitory is connected to the south with a brick arcade linking the dormitory with the two story, open brick and limestone pavilion with a copper dome roof known as the Cupola. Gray is also connected on the north by a colonnade to Carson Dormitory.

History of Gray Dormitory

Gray and Carson were the first dormitories built on the campus and were among the original four 1906 buildings. When Mary K. Benedict arrived on campus, none of the original four buildings had names. It was acceptable to refer to the common buildings by function, Academic and Refectory, but names were subsequently given to the dorms to cut down on confusion.

The dorms were named Gray and Carson by the new president and the board on behalf of Mrs. Williams' friends, the Revered Arthur Gray of Amherst and the Reverend Theodore M. Carson of Lynchburg. Reverend Mr. Gray had served as superintendent of schools for Prince William County before his arrival to Amherst County. At the time of Miss Indie's death, he was the rector of Ascension Church in Amherst. His dedication to education and his devotion to his friend Miss Indie made him a logical choice as Trustee. Gray served as the Secretary of the Board for most of the first decade and was a devoted friend of Sweet Briar College for more than twenty-five years. He preached for the college before a chaplain was hired, many times covering bad roads and enduring bad weather to arrive on campus. (*Alumnae News*, Sweet Briar 1906-1916 Mary K. Benedict, December, 1937, p.5) Gray's minutes were peppered with grand metaphorical language. He once described Amherst County as "the great Giantess sitting on the highest portion of central Virginia with her back against the Blue Ridge and her feet dabbling in the noble James" (*The Sweet Briar Story*, p.44)

The first session of the college opened with fifty-one students. Thirty-six of them were boarders, fourteen of them day students from Amherst, and one a resident from Lynchburg who came to campus twice a week for music and English. Annual charges set at $200 for tuition, $180 for the "table board", $50 for a shared room, $23 for laundry, $18 for heat, $9 for light, and $10 for an infirmary fee, the only fee that did not increase for decades. (*The Sweet Briar Story*, p.91) According to Mary K. Benedict, the new students liked the college and each other at once. (*Alumnae News*, Sweet Briar 1906-1916, Mary K. Benedict, December, 1937, p.5) Students came from Michigan, Indiana, New Jersey, West Virginia, Ohio, and southern states between Virginia and Texas. (*Alumnae News*, Sweet Briar 1906-1916 Mary K. Benedict, December, 1937, p.5) The regional differences influenced the students and created an enthusiastic community that incorporated various customs and

tastes and promoted the development of new traditions. Because of the remoteness of the campus, lack of transportation, and horrible roads, the students found the campus to be the center of their social and academic lives. Both faculty and students worked together to make the campus a place filled with activities.

With written permission from the president of the college, the students were allowed to entertain men in their rooms. A suite of two bedrooms with a study between them was assigned to every two girls, and men were permitted to visit in the study, provided a chaperone was present. (*The Sweet Briar Story*, p.89) This rule was very progressive considering the college had rules restricting the use of chafing dishes to only two days a week and requiring students to pay a 25 cent fine if they did not exercise one hour a day. The marring of furniture was emphatically discouraged, and tardiness to dinner was allowed no more than three times a week. (*The Sweet Briar Story*, p.89) Students did use the study area for more than entertaining. Unfortunately, the power was shut off daily at 10 o'clock in the evening causing constant frustrations among the students who did not have sufficient time to prepare their lessons.

The interior of Gray is similar to its 1906 floor plan. The building currently provides space for several administrative and student service offices.

PHYSICAL CONDITION REPORT
Gray Dormitory

Site Condition

Drainage of the site is good, and the lawn is in excellent condition. The boxwood shrubs on the East Elevation, especially at the right corner, need to be pruned to reduce their size by one-half. The holly growing near the colonnade on the east elevation is too close to the foundation and should be removed. Ivy and other vegetation at the foundation of the colonnade and along the foundation of the east and west elevations are excessive and should be removed to create a two foot wide border along the foundation.

Building Foundation

The foundation is constructed of brick with a granite coping stone. The masonry joints have eroded and need to be repointed. Lintels and sills are sound and there are no spalling, foundation cracks, or settlement problems. A drainage problem on the east elevation has created a low spot where water pools and splashes into the joints. Efflorescence stains need to be chemically cleaned from the east elevation. Ivy on the north elevation should be removed.

Building Envelope

The colonnade that connects Gray to Pannell has mortar failure that threatens the integrity of the brickwork. The ceiling is covered with unsightly acoustical tile in a two foot by four foot grid pattern. The dropped ceiling should be removed. The original stucco ceiling should be cleaned and restored using a bonding agent to link the new stucco to the old finish. The gutter on the second level colonnade is rusted and should be replaced in copper.

The building is constructed of brick laid in Flemish bond with limestone trim. The masonry is of excellent quality and is sound. The joints have deteriorated at grade and should be repointed. There is no spalling or moisture damage, and the wall alignment is sound and true. Some masonry joints are all open and repointing. Efflorescence staining should be chemically cleaned in spots on all elevations. Painted surfaces have serious alligatoring and should be stripped, sanded, filled, primed and painted. The limestone belt course needs repointing. Galvanized gutters and downspouts are in fair condition.

Exposed condensate lines of the HVAC systems are aesthetically unacceptable. Holes for conduits have been sloppily punched through the brick walls and filled with expandable foam. A redesign of the HVAC system should be undertaken to achieve a solution that respects the architectural integrity of the structure.

Porches

The brick porch is in very poor condition. Moisture has damaged the balustrade and the paint. The

balustrade from Gray to Carson is in the worst condition and requires extensive repair and restoration of the painted surfaces.

Roof

The hip-roof with gable-ends is constructed of Buckingham slate with terne metal flashing. The original terne metal is rusting. In the short-term, the terne metal can be stripped, primed and painted, but in the long term, the slate will need to be lifted so that the flashing can be replaced in copper, then the slate relaid. The slate tiles appear to be in good condition although a few tiles are missing. Mismatched brown replacement slate should be replaced with color-matched tiles. Anchors may be old and of questionable condition. Closer inspection of the roof is recommended. The unsightly utility ladder should be removed from the building.

Chimney

There are four interior brick chimneys, connected in pairs by spandrel arches. The brickwork and pointing are in good condition. The chimneys on the right side have been recapped with metal, although the chimneys on the left have their original stone caps. The missing stone caps should be restored.

Openings: Doors

The east elevation entrance door has been replaced by an unattractive and historically inappropriate commercial anodized aluminum door. The remaining doors are original eight-panel wood doors with side lights and transoms. The paint on the wood doors is in poor condition. All wood surfaces need to be stripped, sanded, filled, primed and painted. The clumsy wooden door stop on the East Elevation should be removed.

Openings: Windows

The six-over-six (6/6) windows are wood, double-hung and original. Frames and sashes are also original and should be preserved. The window glazing is cracking and should be replaced. All wood surfaces are in poor condition, with extensive alligatoring. The wood surfaces should be stripped, filled, sanded, primed and painted. Limestone sills have been painted; they should be stripped and cleaned.

Screens should be removed. Central air conditioning would alleviate the need for window air conditioning units and screens.

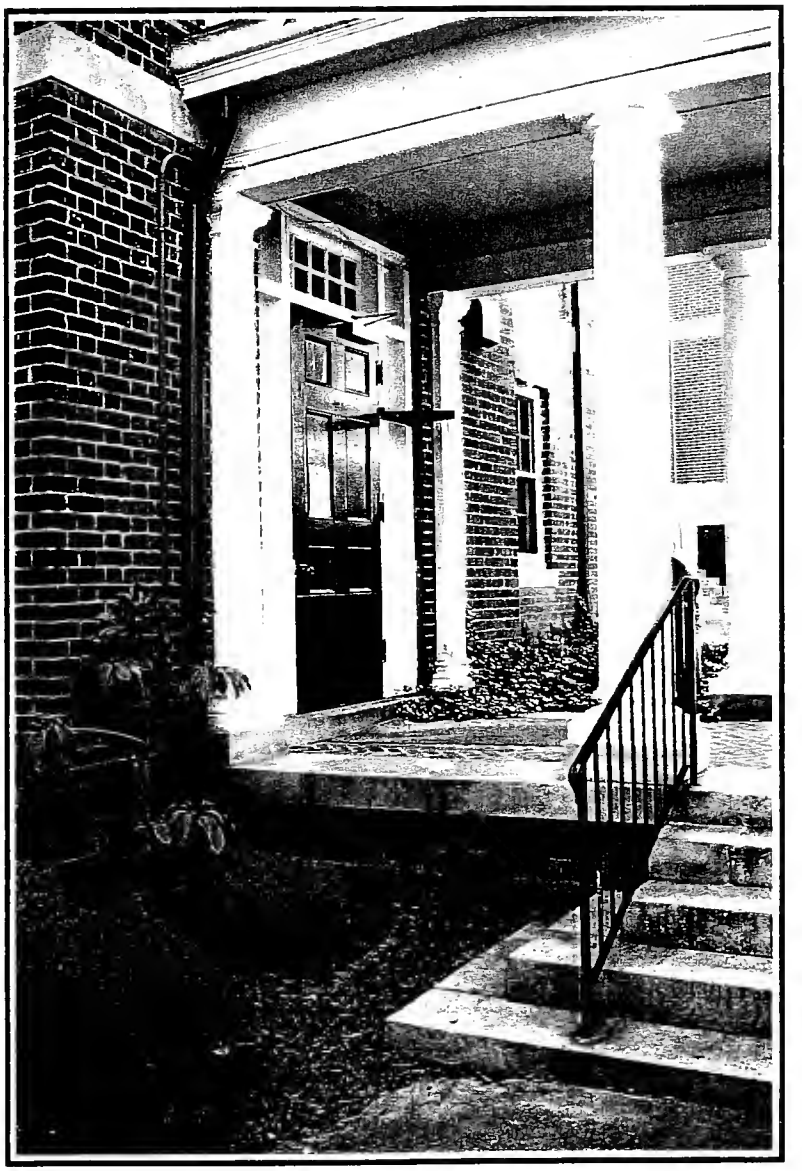
ADA Accessibility Recommendations for Gray Dormitory

Preferred ADA Accessibility Location(s):

(1) A small ramp at grade level is possible on the North Elevation near the balustraded porch connector

(2) A ramp may be added at the right front elevation to the colonnade and side door

North Elevation Door Under Colonnade



Recommendations in Priority Order for Exterior Restoration Gray Residence Hall

Site

(1) Remove ivy from the base of the colonnade and from the foundation on the North Elevation and East Elevation
(2) Remove the holly and box wood shrubs at the right front corner
(3) Prune boxwood shrubs along the East Elevation

Building Foundation

(1) Repoint eroded masonry joints
(2) Correct drainage problem on the East Elevation
(3) Chemically clean foundation efflorescence stains at grade

Building Envelope

(1) Repoint brickwork in the colonnade between Gray and Pannell
(2) Remove acoustical ceiling tile and ceiling grid in the colonnade
(3) Clean, apply a bonding agent, and re-stucco the original stucco ceiling
(4) Repoint brickwork at grade level
(5) Recaulk window and door masonry openings
(6) Strip, prep, prime, and paint all wood surfaces
(7) Chemically clean the limestone belt course, the keystones. and efflorescence stains on all elevations as needed
(8) Replace gutter on the second level of the colonnade
(9) Remove HVAC conduits, electrical conduits, and telephone lines from exterior wall surfaces

Porch

(1) Repair and restore wood balustrades
(2) Strip, fill, sand, prime and paint all wood surfaces
(3) Restore stucco ceiling

Roof

(1) Spot repair missing and color mis-matched slate tiles
(2) Scrape, prime and paint rusting terne metal flashing, or lift roof and replace terne metal flashing with copper and relay slate roof tile
(3) Inspect and repair slate tile anchors as needed

Chimney

(1) Replace stone caps on chimneys on the right side

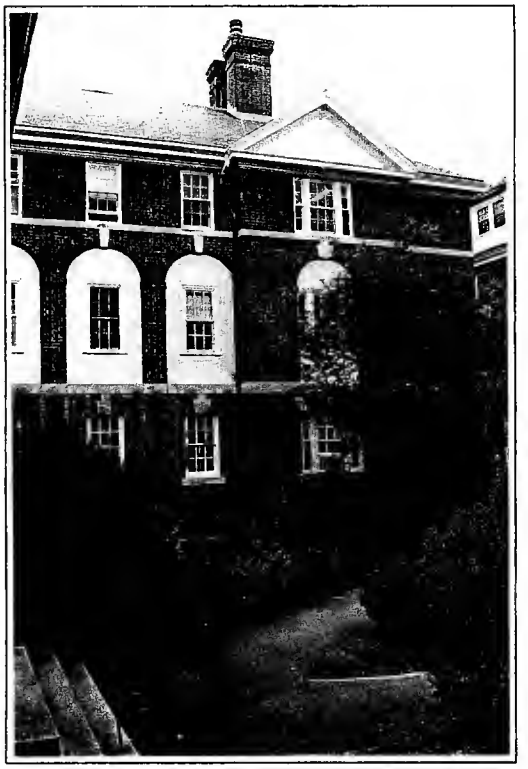
Doors

(1) Replace anodized aluminum front door with the original wood front door
(2) Strip, sand, fill, sand, prime, and paint exterior doors and frames

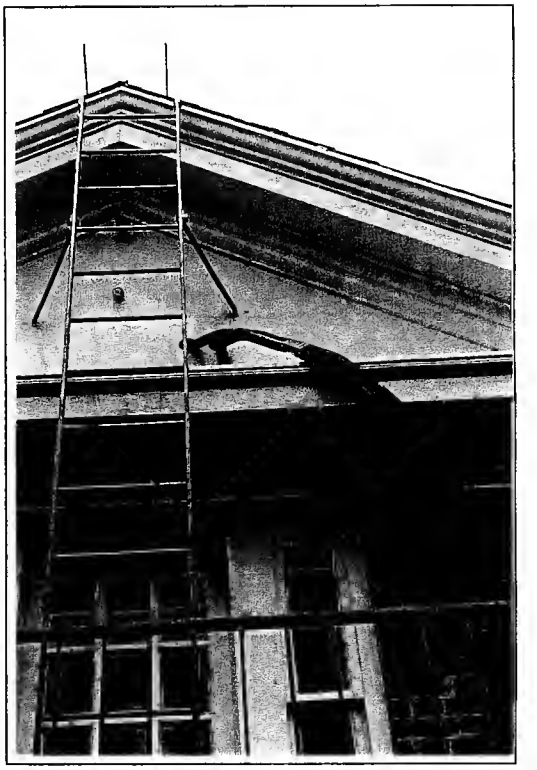
Windows

(1) Strip off paint and clean limestone sills
(2) Re-glaze windows as needed
(3) Strip, sand, prime, and paint windows, sashes, and frames
(4) Remove screens
(5) Install central air conditioning

PHOTOGRAPHS OF BUILDING DETAILS
GRAY HALL



Unsightly asphalt sidewalks; stained belt course; overgrown vegetation

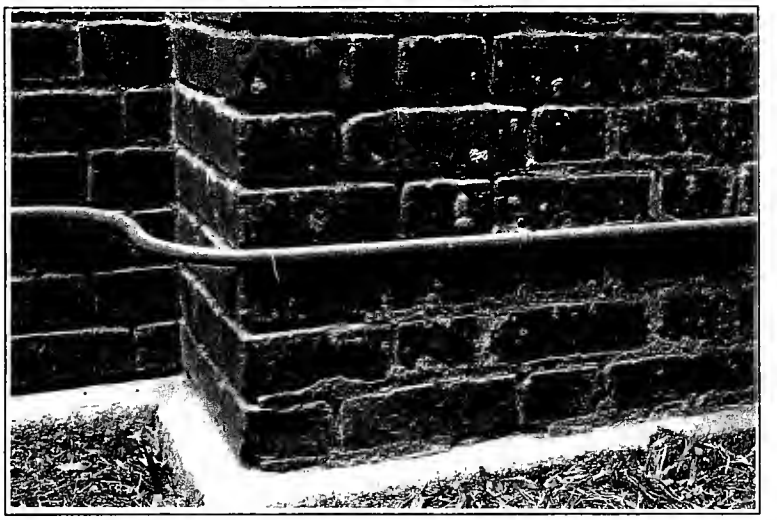


Exposed HVAC refrigerant lines; added fire ladder

Crumbling asphalt; added fire stair

Exposed refrigerant lines; stained belt course and keystones; overgrowth of ivy

PHOTOGRAPHS OF BUILDING DETAILS
GRAY HALL

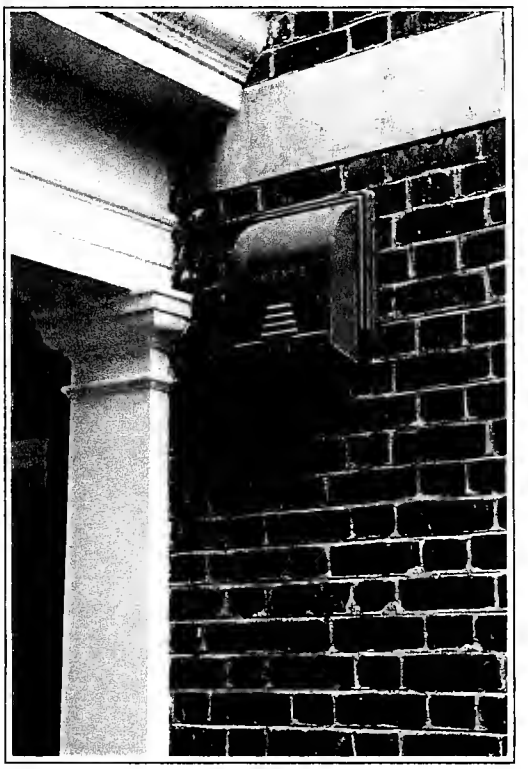


Exposed conduit; eroded brick joints

Stained foundation; damaged mortar at foundation; exposed HVAC system

Inappropriate commercial storefront door, side lights and transom

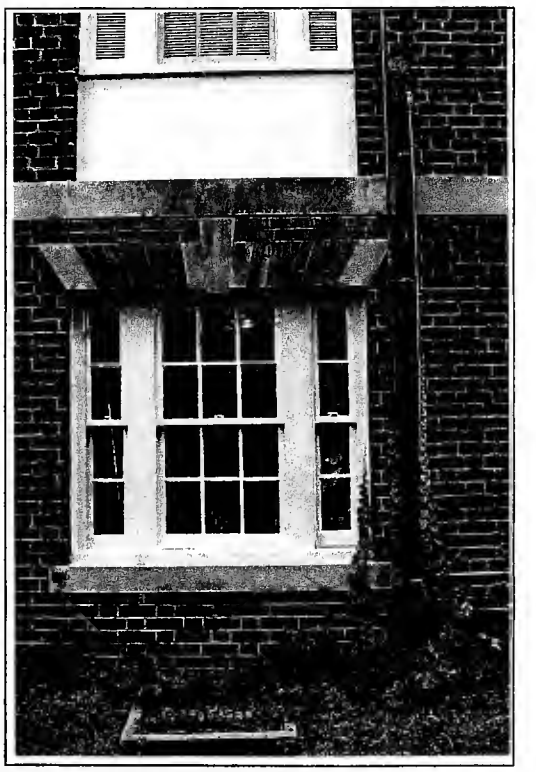
PHOTOGRAPHS OF BUILDING DETAILS
GRAY HALL



Exhaust vent in poor location

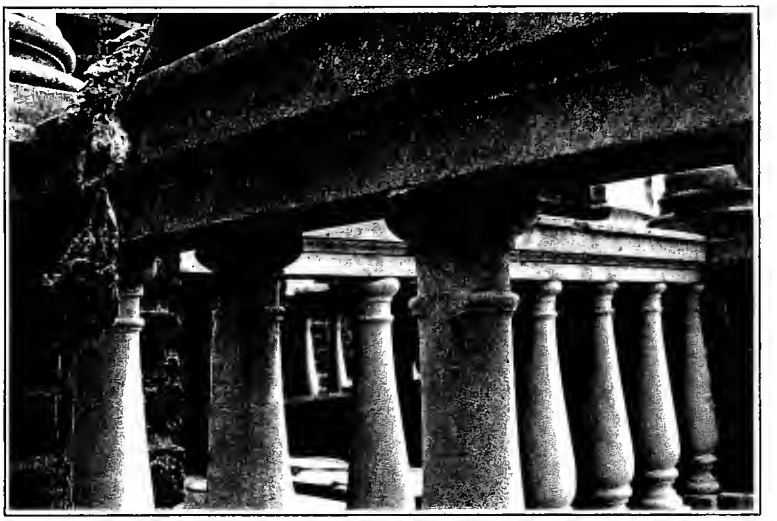
Fire ladder additions; balustrade paint failure

Exposed telephone line; unsightly door stop and door closer



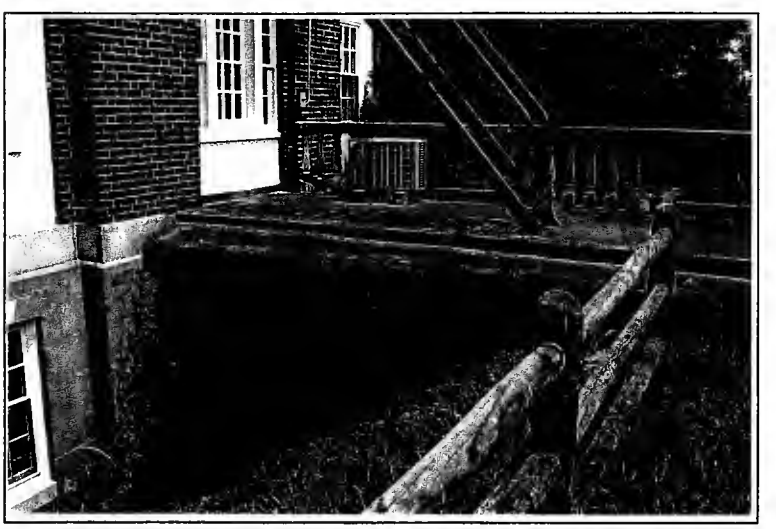
Stained belt course; exposed HVAC

PHOTOGRAPHS OF BUILDING DETAILS
GRAY HALL



Crumbling balustrade

Eroded mortar joints



Unsightly fence; stained coping stone

SWEET BRIAR COLLEGE HISTORIC DISTRICT

BUILDING 24: CARSON RESIDENCE HALL

GENERAL INFORMATION

Building Name: Carson Residence Hall

Date Built: 1906; renovated with an addition of a fourth floor in 1991

Original Use: Residence Hall

Present Use: Residence Hall

South Elevation

Architectural Description of Carson

Carson Dormitory is a six bay long three bay deep brick building with a slate hip roof, paired end chimneys, and entrances on all four elevations. There are slightly projecting gable-roofed bays at the east and west ends and at each corner. The building has a wide classical wooden cornice, stone belt course, and stone keystones above some of the windows. Windows on the first story have either double-hung or tripartite sashes. In 1991 a pedimented portico on the north was added along with a shed dormer containing seven windows on the south roof.

History of Carson Dormitory

Carson and Gray, connected by a covered brick colonnade, were the first dormitories built on the campus and were part of the original four 1906 buildings. The dormitories, with Academic and the Refectory, established a central nucleus of campus buildings around which future growth would occur. The northeastern corner of campus was enlarged in 1910 with the completion of Randolph (1908) and Manson (1910).

When Mary K. Benedict arrived on campus, none of the already completed original four buildings had names. It was acceptable to refer to the common buildings by function, Academic and Refectory, but names were subsequently given to the dorms to cut down on confusion. The dorms were named Carson and Gray by the new president and the Board of Trustees on behalf of Mrs. Williams' friends, the Revered Arthur Gray of Amherst, and the Reverend Theodore M. Carson of Lynchburg, rector of St. Paul's Church which Elijah Fletcher, Indiana William's father, had helped build. The Reverend Carson died in 1902 before the college opened. Although his service to Sweet Briar College was cut short, he had spent many hours helping to found the new college. Members of the Board of Trustees acknowledged his dedication to the project, " his fidelity and his sacrifice of time and his hopeful view of the beneficent results of education for women". (*The Sweet Briar Story*, p.43.) Other members of the Carson family served on the Board of Trustees until 1954.

The first session of the college opened with fifty-one students. Thirty-six of them were boarders, fourteen of them day students from Amherst, and one a resident from Lynchburg who came to campus twice a week for music and English. Annual charges set at $200 for tuition, $180 for the "table board", $50 for a shared room, $23 for laundry, $18 for heat, $9 for light, and $10 for an infirmary fee, the only fee that did not increase for decades. (*The Sweet Briar Story*, p.91)

According to Mary K. Benedict, the new students liked the college and each other at once. (*Alumnae News*, Sweet Briar 1906-1916, Mary K. Benedict, December, 1937, p.5) Students came from Michigan, Indiana, New Jersey, West Virginia, Ohio, and the southern states were represented from Virginia to Texas. (*Alumnae News*, Sweet Briar 1906-1916 Mary K. Benedict, December, 1937, p.5) The regional differences influenced the students and created an enthusiastic community that

incorporated various customs and tastes. Customs that provided an atmosphere for the development of new traditions. Because of the remoteness of the campus, lack of transportation, and horrible roads, the students found the campus to be the center of their social and academic lives. Both faculty and students worked together to make the campus a place filled with activities.

With written permission from the president of the college, the students were allowed to entertain men in their rooms. A suite of two bedrooms with a study between them was assigned to every two girls, and men were permitted to visit in the study, provided a chaperone was present. (*The Sweet Briar Story*, p.89) This rule was very progressive considering the college had rules restricting the use of chafing dishes to only two days a week and requiring students to pay a 25 cent fine if they did not exercise one hour a day. The marring of furniture was emphatically discouraged, and tardiness to dinner was allowed no more than three times a week. (*The Sweet Briar Story*, p.89) Students did use the study area for more than entertaining. Unfortunately, the power was shut off daily at 10 o'clock in the evening causing constant frustrations among the students who did not have sufficient time to prepare their lessons.

PHYSICAL CONDITION REPORT
Carson Residence Hall

Site Condition

Drainage is good with positive slope to the rear elevation. The lawn is in fair condition; it could be improved with aeration, fertilization and re-seeding. The trees are well-established and should be pruned to maintain an attractive shape. No ivy, fungus, or moss is present. Sidewalks are in good condition. The viewshed is poor with an overview of the HVAC mechanical areaway.

Building Foundation

The foundation is poured concrete with a granite coping stone. Masonry joints are badly eroded in several courses above grade. Most of the limestone sills and lintels are in good condition, except on the rear elevation where they are chipped and cracked. Patch repair of the existing sills is recommended. No efflorescence, stress cracks, or settlement problems were observed. Badly spalling concrete needs refacing. Staining at grade requires chemical cleaning.

The drain at the basement entry areaway is clogged with debris. The drain should be reopened and regularly maintained. The basement windows are deteriorated and need to be cleaned, reglazed, stripped, primed and painted.

Building Envelope

The masonry is in good condition generally, although some spot repointing is needed where the joints have eroded. Limestone lintels and sills are in good condition. No moisture damage or settlement cracks are present, and vertical alignment of the walls is true and plumb. Efflorescence is widely visible on all elevations and requires chemical cleaning. Moss and fungus on the rear elevations should be removed and chemically treated. Gutters and downspouts are in poor condition and should be replaced and with four inch diameter copper. On the south dormer addition to the original building, the straps holding the box gutter are failing. The gutter is likely to fall during the first accumulation of snow. An exposed conduit on the North (rear) Elevation is unsightly and should be removed and reconfigured.

The ornamental wrought iron balconies that are missing from the side elevation should be restored using the existing balconies on the front and rear elevations are a model. The original bracket supports for the missing balconies are still in place on the walls.

Porches

Approximately six feet of belt course is missing above the rear entry doors on the North Elevation. The porch addition is structurally sound, but the architectural detailing is modern and poor in quality relative to the construction of the dormitory. An upgrading of the porch construction is recommended, with the addition of cornice moldings and new bases for the porch columns.

Roof

The hip roof with gable ends is constructed of Buckingham slate with terne metal flashing. A few of the slate tiles are presumed missing, because several slate were observed lying on the ground behind the building. Closer inspection of the roof is recommended. The galvanized flashing needs priming and painting. The built-in gutters and downspouts are in poor condition. The terne metal built-in gutter is rusting and leaking into the cornice. The gutter failure is causing paint failure and rotting to the crown molding and cornice. On the northeast corner, the downspout is crushed and is no longer functional. It is recommended that all the gutters and downspouts be replaced in copper. Damage to the wood surfaces should be repaired, primed, and painted.

It is our opinion that the shed dormer addition on the south elevation significantly disrupts the appearance of the original hip roof design provided by Ralph Adams Cram in 1906. Removal of the dormer addition and the restoration of the original slate roof on the South Elevation is recommended. Restoring the integrity of Carson's roofline will strengthen the historic integrity of Cram's original ensemble including Gray, Carson, Academic and Refectory.

Chimney

There are no chimneys.

Openings: Doors

The entry doors are all new, metal-clad wood. Frames and sills are in good condition. The original raised panel wood entrance doors should be reinstalled where metal doors have been hung.

Openings: Windows

The original windows with wood frames and sashes were replaced with prepainted aluminum clad windows. Some of the nylon screens are torn and should be repaired. The limestone sills are in good condition.

ADA Accessibility Recommendations for Carson Residence Hall

Preferred ADA Accessibility Location(s):

(1) An exterior ramp constructed along the North Elevation wall would provide direct access to the North Elevation double doors.

North Elevation with Porch Addition

Recommendations in Priority Order for Exterior Restoration Carson Residence Hall

Site

(1) Trim trees to frame architectural features
(2) Fertilize, aerate, and reseed lawn

Building Foundation

(1) Repoint open and eroding joints on several courses of brick above grade
(2) Chemically clean foundation staining at grade
(3) Reface spalling concrete foundation
(4) Clean, re-glaze, strip, prime and paint basement windows
(5) Clean the clogged drain in the basement entry areaway

Building Foundation

(1) Spot repointing eroded brick joints as needed
(2) Chemically clean efflorescence and moss growth from all elevations
(3) Replace gutters and downspouts with copper
(4) Recaulk open masonry joints
(5) Remove and reroute internally exposed electrical conduit on the North Elevation
(6) Restore missing wrought iron balconies on the East and West Elevations using the South Elevation balconies as models

Porch

(1) Replace six feet of missing limestone belt course on North Elevation rear elevation above the entrance doors

Roof

(1) Replace missing slate with matching Buckingham slate
(2) Strip, prime and paint terne metal flashing
(3) Replace built-in gutters and downspouts with copper
(4) Replace, prime and paint rotted cornice and crown
(5) Remove shed dormer addition on South Elevation roof and restore original gable roofline and slate

Chimney

None present

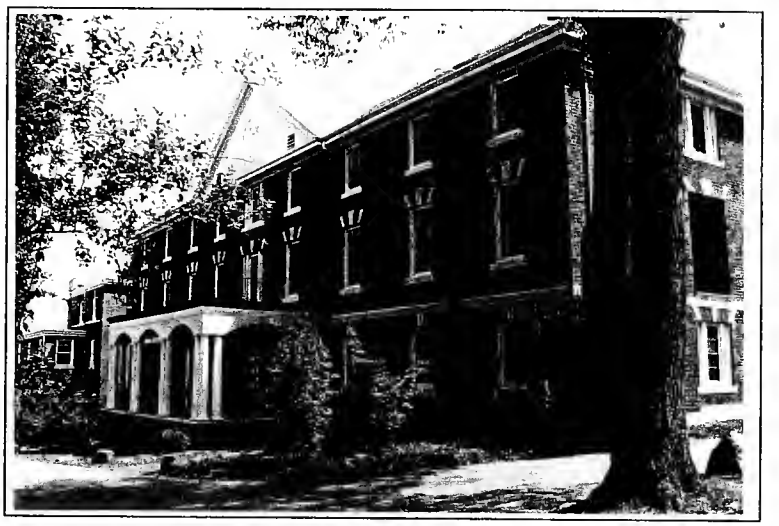
Doors

(1) Rehang original raised panel wood doors at all entries where replacement metal doors exists
(2) Replace modern door hardware with original or replica oiled bronze hardware

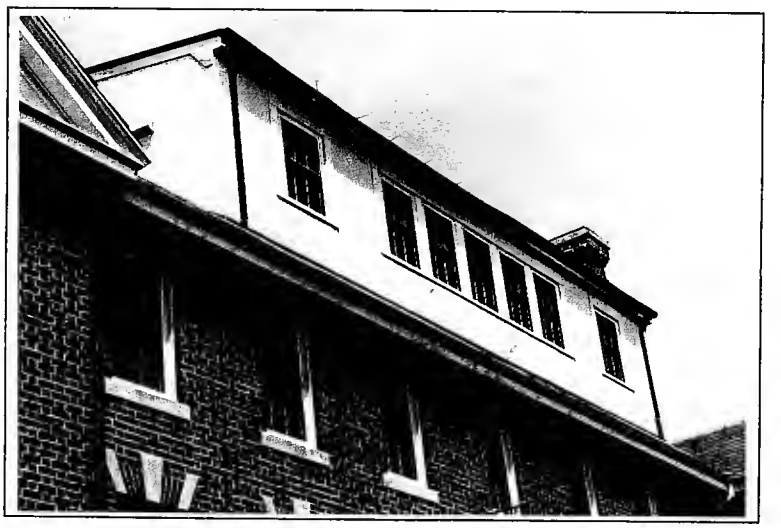
Windows

(1) Replace torn nylon screens
(2) Evaluate the feasibility of installing wood brick mold at each window masonry openings to restore some historic definition to the new windows

PHOTOGRAPHS OF BUILDING DETAILS
CARSON RESIDENCE HALL



Poorly detailed porch addition



Gutter failure on dormer addition

Poor window trim detail; stained sill

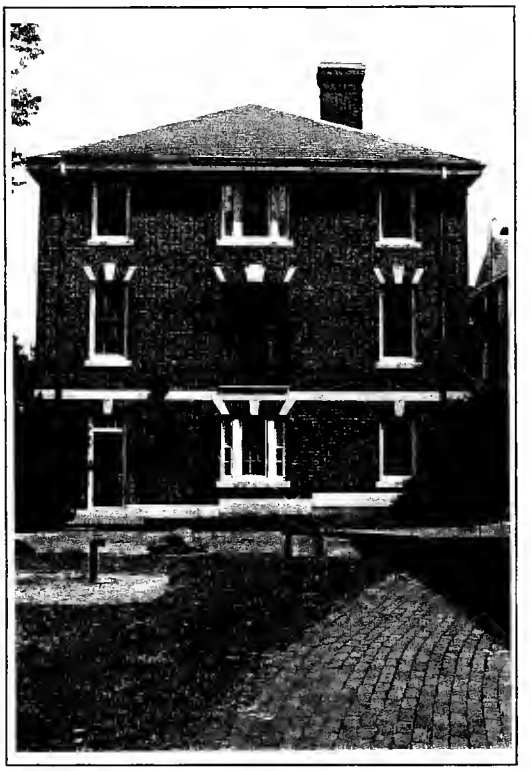
PHOTOGRAPHS OF BUILDING DETAILS
CARSON RESIDENCE HALL

Moisture damaged colonnade; gutter failure

Patch failure on railing

Poor column detail

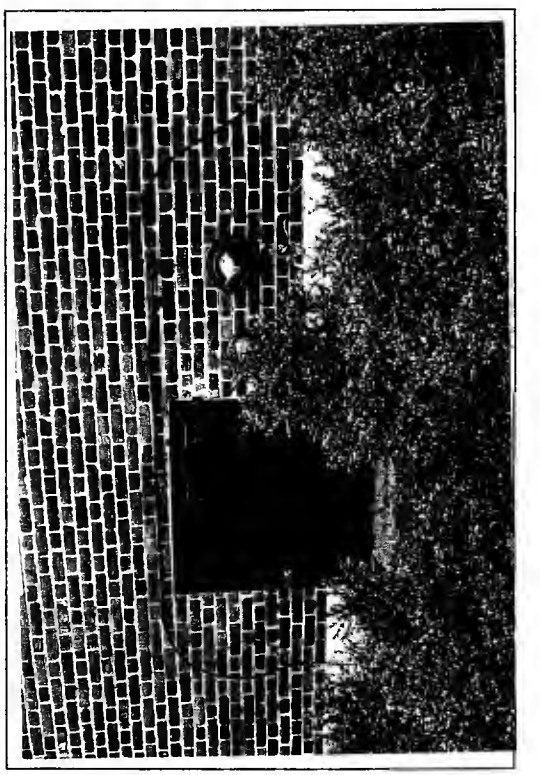
PHOTOGRAPHS OF BUILDING DETAILS
CARSON RESIDENCE HALL



Stained foundation; modified recessed balcony rail

Location of missing ornamental wrought iron balcony

Missing sconce; unsightly infill; modern hardware on door



Exposed conduit

SWEET BRIAR COLLEGE HISTORIC DISTRICT
BUILDING 25: REFECTORY/ANNE GARY PANNELL CENTER
GENERAL INFORMATION

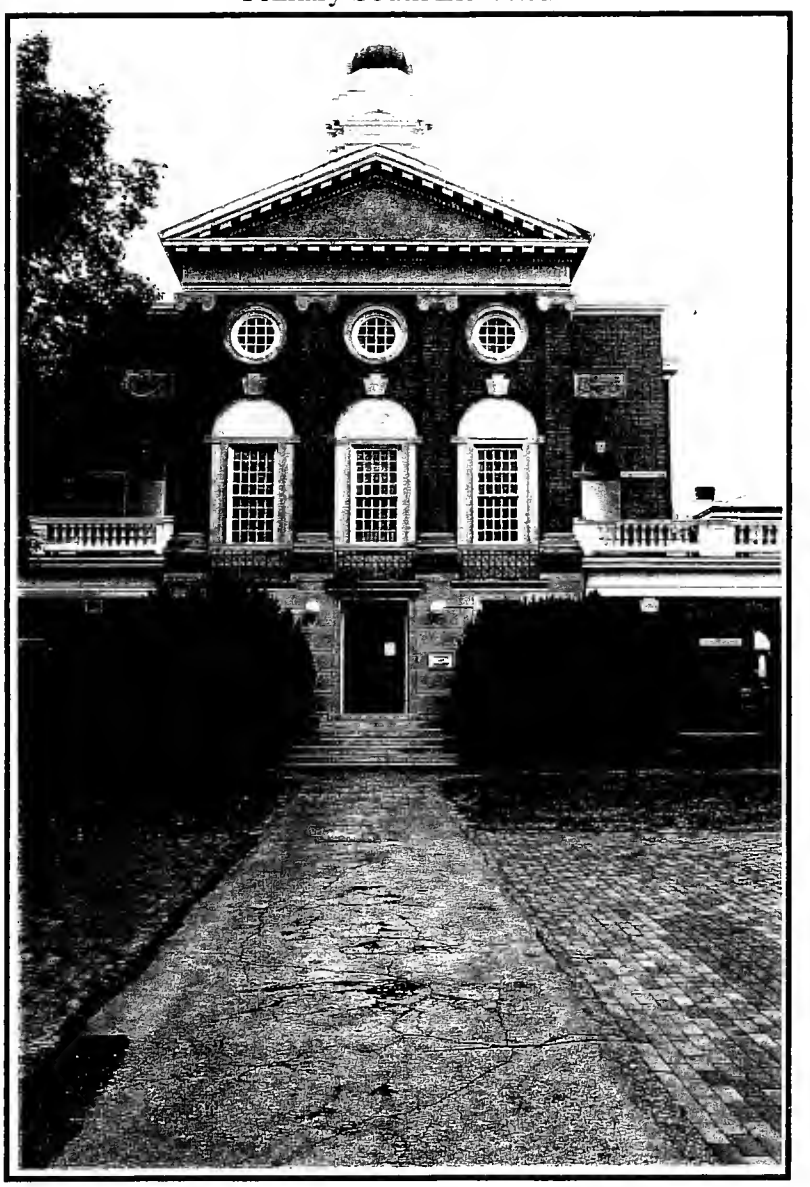
Building Name: Refectory/Anne Gary Pannell Center

Date Built: 1906

Original Use: Refectory

Present Use: Art Gallery/ Martin C. Shallenberger Art Library/Archeology Laboratory/ Art History Department/ Classrooms and Faculty Offices

Primary South Elevation



Architectural Description of Refectory/Anne Gary Pannell Art Center

The Refectory is a three story, gable roof brick building oriented north-south. It features a three-bay pedimented facade with brick pilasters topped by stone Ionic capitals marking each bay. The first story is clad with cut limestone laid in regular courses. The entrance on the south elevation has a Greek Revival replacement door and is topped by a flat architrave. Windows on the second story are twenty-over-twenty (20/20) wooden, double-hung sashes set within stuccoed blind arches accented at the top by a limestone keystone. The windows on the third story are round and have limestone trim. Short false fronts project on either side of the main structure and have brick aedicules, presumably designed to hold sculptures. On top of the building is a tall wooden tower with classical trim, arched louvered windows, and a domed top.

History of Refectory/Anne Gary Pannell Art Center

The Refectory is one of the four original campus buildings designed by Ralph Adams Cram and completed when Sweet Briar College opened in 1906. The Refectory was renovated in 1985 into a climate-controlled display and storage facility, serving as the Anne Gary Pannell Art Gallery. It also houses the art library, classrooms, and offices. The current interior space gives little clue to Cram's original design.

The exterior of the Refectory has not been altered. The central entrance is distinguished by set of steps that are known as the "Senior Steps". It is a long-standing tradition that the only students allowed to sit or walk on these steps are seniors. Each fall and spring, these senior steps are the meeting place for the traditional Step Singing, an event during which the senior class is serenaded, and sister classes serenade or ridicule their rival classes.

When the College opened, the Refectory was a very important place because everyone living on campus was expected to dine in the Refectory. The building was built to accommodate 300 students although the first class had only 36 students. President Benedict felt it would seem less lonely if all faculty and staff living on campus dined with the students. President Benedict also hoped that dining together would help provide a sense of community. (*The Story of Sweet Briar College,* Stohlman, p. 82).

Dinnertime at the Refectory in the early years was quite different from dinner in the college cafeteria today. In the past, the aroma of fresh baked breads and cookies greeted diners as they entered Refectory. Chimes announced mealtimes, and food was served to the students at fully set tables. Holidays were a special time for the students in the Refectory. Fresh baked cookies were served to represent the day: hatchet-shaped for George Washington's birthday, turkeys at Thanksgiving, humpbacked cats for Halloween, rabbits for Easter, and camels, Christmas trees, Santas and stars for Christmas. (Spring 1997 Alumnae Magazine, Anne Marshall Whitley, p. 20) As the enrollment increased, the specialty cookies began to disappear because the limited number of specialty cookie cutters made it inefficient to produce the cookies for the larger student body.

PHYSICAL CONDITION REPORT
Refectory/Anne Gary Pannell Art Center

Site Condition

Drainage is good with positive slope to the rear elevation. Boxwood shrubs on the south elevation have grown unchecked, obstructing the view toward the building and impeding the foundation. The box woods should be pruned to reduce their size by two-thirds and to maintain an attractive shape. Box woods growing close to the building foundation should be transplanted to a new site. Ivy growing on the west elevation should be removed. Hollies growing at the north elevation need to be severely pruned.

Building Foundation

The foundation is a poured concrete and granite block construction. Masonry joints are badly eroded in several courses above grade and need to be repointed. The limestone sills and lintels are in good condition. Drainage is towards the North Elevation. No efflorescence, stress cracks, or settlement problems were observed. Staining at grade requires chemical cleaning. Moss and fungus, present on the rear patio and walkways and near the basement door on the north elevation, should be chemically removed. There are three basement entries on the north elevation, and additional basement entries on both the west and east elevations. One basement level window has been in-filled.

White paint, applied to the poured concrete foundation, is offensive and should be removed. The foundation should then be reparged with a cementitious coating.

Building Envelope

The masonry is in good condition, although some minor spot repointing is needed where the joints have eroded. Mortar joints are eroding in the limestone cornice and should be repointed. Except where otherwise noted, the pointing on the building is new, although it has been poorly done. The limestone lintels and sills are in poor condition, especially on the rear addition where they are cracked and open above the windows. Open masonry joints, especially on the windows, should be recaulked as soon as possible. No moisture damage or settlement cracks are present, and vertical alignment of the walls is true and plumb.

The belt course on the rear elevation is badly stained and requires chemical cleaning. Much of the belt course is spalling, cracking, and chipping and needs repair. The limestone relief panels and the dentil molding on the south elevation need to be chemically cleaned. Wasps in the dentil molding need to

be removed. The paint on the ornamental niches is failing; the niches should be stripped, primed and painted. Also on the front elevation, the ornamental wrought iron rails have lost their moorings. They should be reattached to the limestone, cleaned and painted. Remnants of balloons and wires attached to the brickwork should be removed. White galvanized gutters and downspouts are rusting and peeling. They should be replaced with copper gutters and downspouts. Inappropriate sconce light fixtures should be replaced with the original fixtures, if available, or with historic replicas.

Porches

Poured concrete steps to the colonnade are spalling and the concrete patching that has been applied is failing. The treads to all the steps need to be re-poured. The railing is in good condition. A canopy is missing on the rear elevation and should be replaced.

Roof

The low sloping gable roof behind the parapet is presumed to be constructed of Buckingham slate with terne metal flashing. Iron nails securing the flashing are rusting and staining the cornice. The copper cupola is deteriorating and should be reworked. The pressed metal pediment crown molding rusting and should be replaced in kind. Close inspection of the roof and flashing was not possible but is recommended in the near future.

Chimney

There are no chimneys.

Openings: Doors

The entrance door located on the west elevation under the colonnade is a modern single pane glass and anodized aluminum commercial door. It is flanked by a pair of hinged steel fire doors with applied molding. It is recommended that the glass doors be replaced with 8-panel doors with beveled glass in the upper panels. The original wood doors should be located and used as a model for the new reproduction doors. The entry door on Randolph may also serve as a model. It is possible that the original entrance to the Refectory was either (1) a double wood door; or (2) a single entry door with transom and side lights.

The door frames and sills are granite and are in good condition. The entry door on the south elevation is a Greek Revival replacement and is inappropriate to the building. The original door should be located, restored and rehung. The steps leading to the door on the south elevation need to be repointed.

Openings: Windows

The one-over-one (1/1) double-hung wood windows are original. The frames and sashes are in poor condition and should be stripped, filled, sanded, primed and painted. Glazing is fair with some spot re-glazing needed. The paint on all wood surfaces has alligatored. The wood surfaces should be stripped, filled, sanded, primed and painted. Masonry joints are open under the window sills and should be re-caulked. Old window screen frames should be removed from the front of the building.

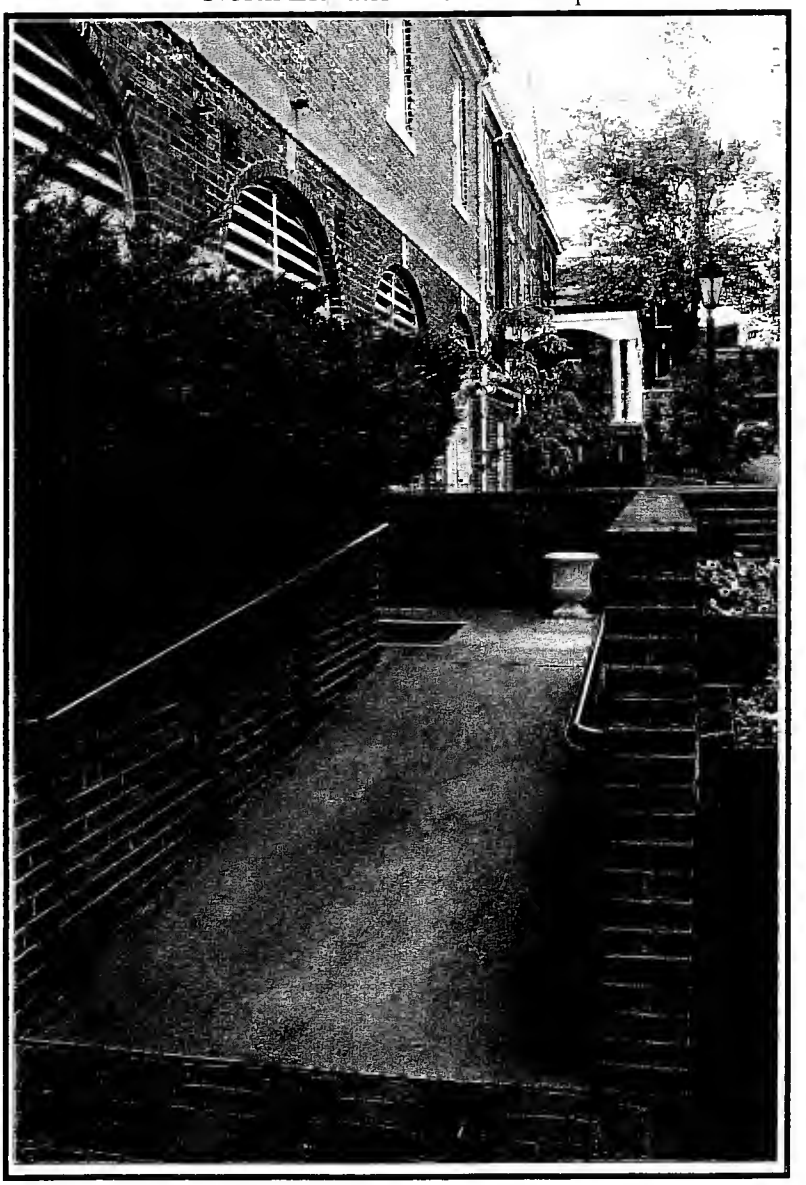
ADA Accessibility Recommendations for Refectory

Description of the Preferred ADA Accessibility Location(s):

(1) A concrete ramp has been constructed on the left side of the North Elevation leading to a basement door. This is a code compliant accessible entry.

(2) A four foot kneewall underpinning the original granite coping stone provides a secondary access along a concrete ramp along the left side of the West Elevation into a side basement door to an elevator.

North Elevation Access Ramp



Recommendations in Priority Order for Exterior Restoration Refectory/Anne Gary Pannell Center

Site

(1) Prune overgrown box woods on the south and east elevations to approximately half their current size
(2) Remove the old sycamore tree from the West Elevation
(3) Prune the holly trees on the North Elevation

Building Foundation

(1) Repoint open and eroding joints on several courses of brick above grade
(2) Chemically clean staining at grade
(3) Remove white paint from the poured concrete foundation and reface the concrete foundation with cementitious parging
(4) Clean, re-glaze, strip, prime and paint basement windows
(5) Restore the window frame, sash, and glass to the basement window that has been in-filled with brick

Building Envelope

(1) Complete spot repointing as needed
(2) Chemically clean moss from the rear walkways and patio
(3) Chemically clean the stained belt course on the rear elevation
(4) Repair spalled, chipped, and cracked areas of the belt course
(5) Replace gutters and downspouts with copper gutters and four inch diameter copper downspouts
(6) Re-caulk open masonry joints in the limestone cornice and above the windows and around the window sills on the rear of the building addition
(7) Re-attach ornamental wrought iron on the south elevation; sandblast and repaint the wrought iron
(8) Remove balloons, wires, anchors, etc. from the brickwork
(9) Replace sconces with original sconces or historic replicas

Porch

(1) Replace missing canopy on the rear elevation
(2) Remove and replace the concrete stairs leading up to the colonnade

Roof

(1) Replace iron nails in the flashing with stainless steel nails
(2) Re-work the copper cupola
(3) Replace the pressed cornice/crown with copper

Chimney

None present.

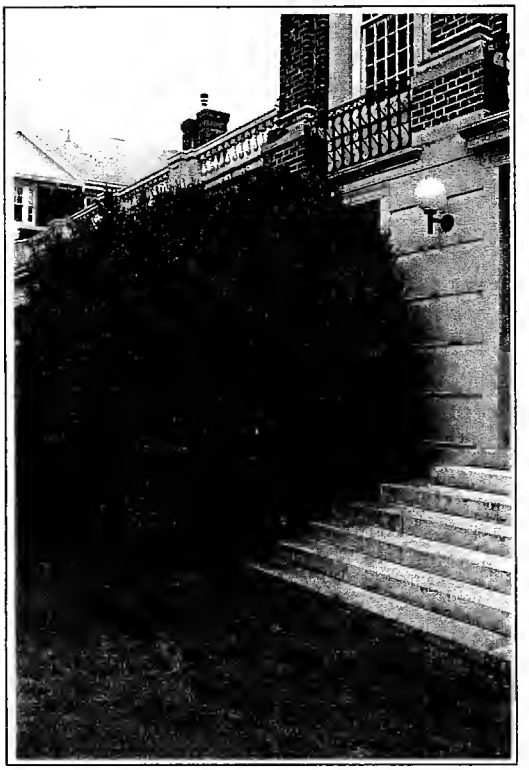
Doors

(1) Replace the anodized aluminum and steel fire doors with 8-panel wood doors with beveled glass lights in the upper panels
(2) Replace the inappropriate Greek Revival entrance door on the south elevation with the original door or a replica
(3) Repoint the limestone entry steps on the south elevation

Windows

(1) Remove old window screen frames from the south elevation
(2) Strip, fill, sand, prime and paint all wood surfaces
(3) Spot reglaze windows as needed
(4) Recaulk open mortar joints around sills

PHOTOGRAPHS OF BUILDING DETAILS
PANNELL ARTS CENTER



Cracked asphalt; overgrown box woods

Single raised panel door; Greek Revival style

Overgrown box woods; stained limestone cornice and steps; modern sconces; failing wrought iron rails

PHOTOGRAPHS OF BUILDING DETAILS
PANNELL ART CENTER

Spalled brick; damaged belt course

Inappropriate modern doors

Moisture damaged colonnade

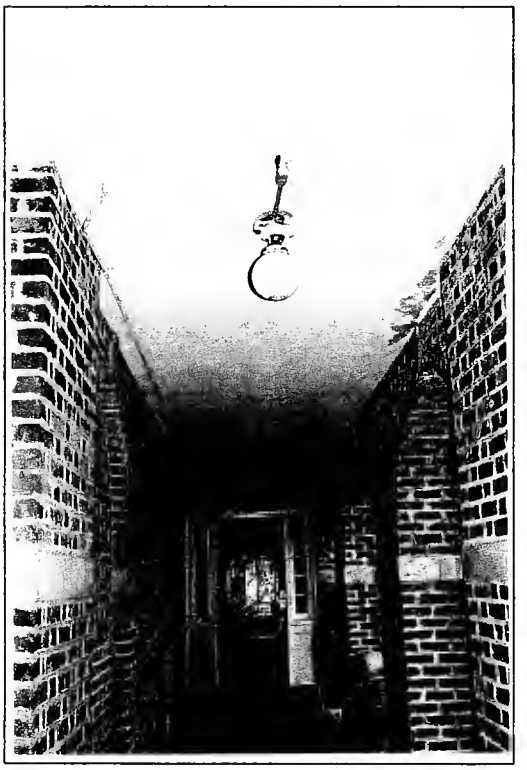
PHOTOGRAPHS OF BUILDING DETAILS
PANNELL ART CENTER

Unsightly asphalt; mortar failure at steps

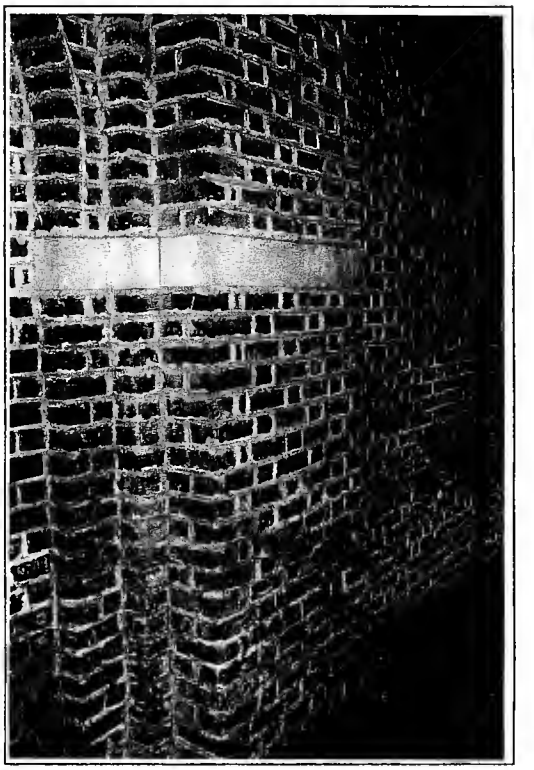
Cracked, spalling steps

Poor light fixture; stained limestone cornice

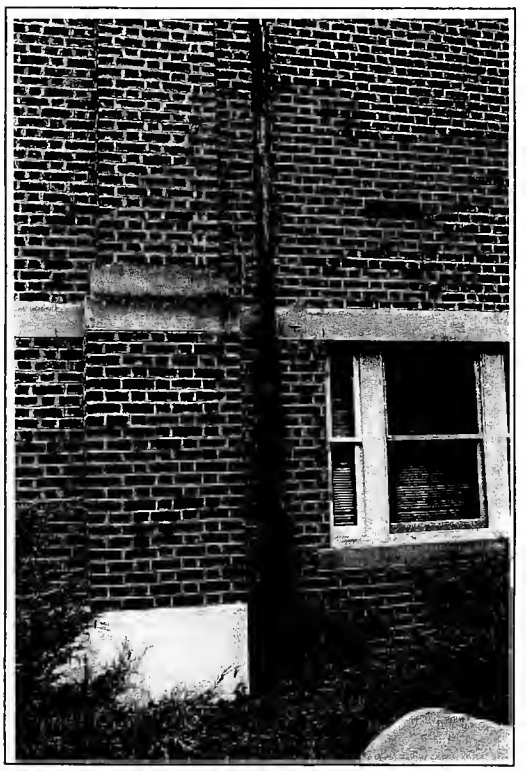
PHOTOGRAPHS OF BUILDING DETAILS
PANNELL ARTS CENTER



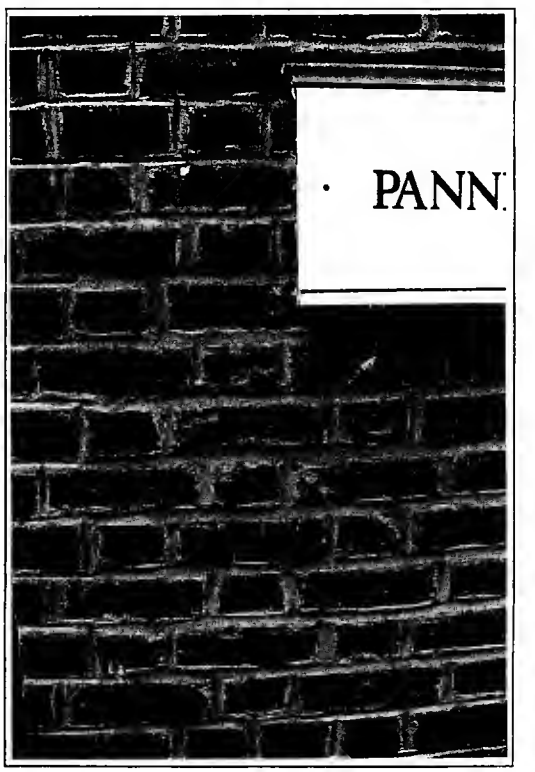
Moisture damaged ceiling



Poor repointing



Stained belt course and sills; vegetation too close to foundation



Poor repointing; unsightly signage

SWEET BRIAR COLLEGE HISTORIC DISTRICT

BUILDING 27: MANSON RESIDENCE HALL

GENERAL INFORMATION

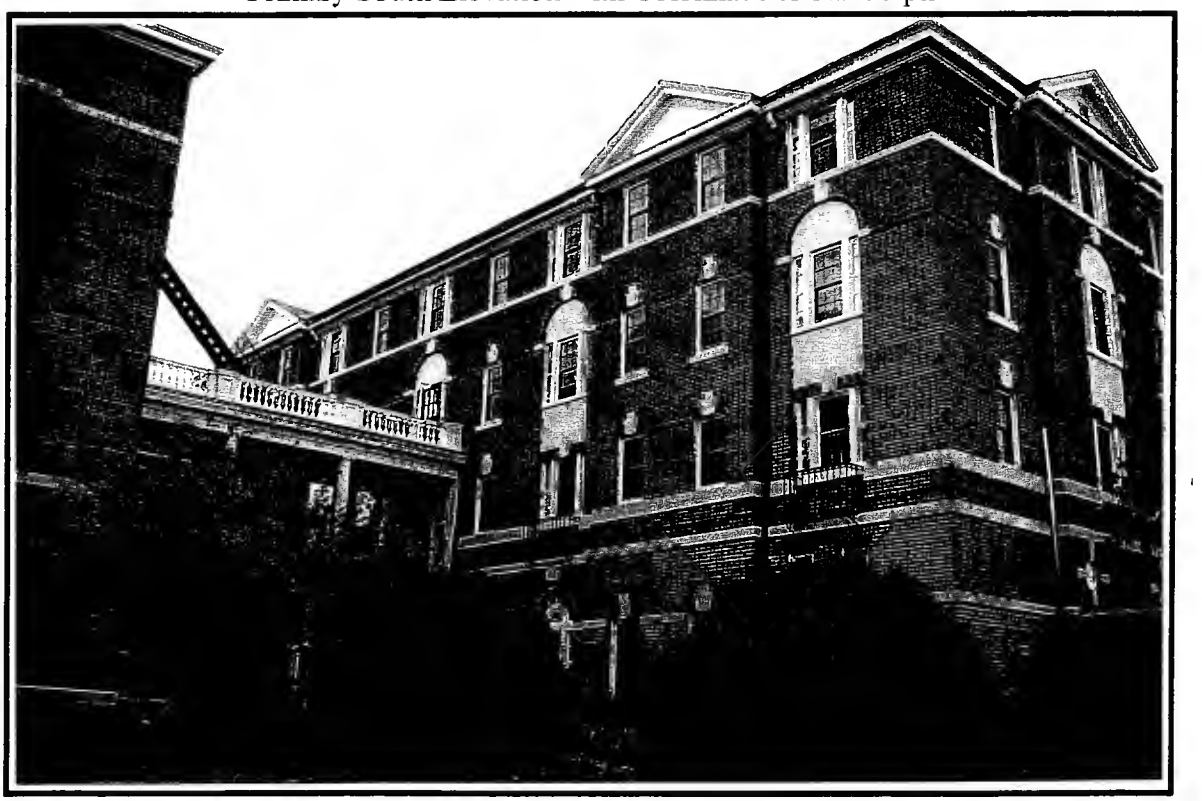
Building Name: Manson Residence Hall

Date Built: 1910

Original Use: Residence Hall

Present Use: Residence Hall

Primary South Elevation with Colonnade to Randolph



Architectural Description of Manson Residence Hall

Manson Residence Hall, connected to Randolph by a two story colonnade, is a three story and basement, nine bay long, three bay deep brick building with a slate hip roof and two chimneys with corbeled caps. Gable roof bays project slightly at the east and west ends and at each corner. Manson has a wide classical cornice and a limestone belt courses marking each story. The entrance on the South Elevation, a wood raised panel door with side lights, is under a brick colonnade. Additional entrances are found on the north, east and west ends. All windows on the first floor are topped with brick jack arches and have limestone trim and sills. Windows on the second and third stories are set within brick blind arches. Some of them are stuccoed and have double-hung or tripartite sashes.

History of Manson Residence Hall

Manson dormitory was completed in 1910, just in time to accommodate an enrollment of 202 students. Its completion finalized Ralph Adams Cram's plan for the first phase of dormitory construction and included Carson, Gray, Randolph and Manson. Manson not only provided much needed dormitory space, it also housed an auditorium. Today Manson no longer houses an auditorium. The auditorium had been in the basement along with a U.S. Post Office, student campus mail boxes, the Information Center, and the Campus Security offices. When an addition was built onto the Wailes Student Center in the early 1990's, these facilities were relocated, and the basement space was remodeled into a four-room student apartment, a spacious kitchen and lounge area, and an apartment for the resident coordinator. The SGA president is traditionally given the first option of living in the Manson apartment.

The dorm was named after Nathaniel Clayton Manson, chairman of the executive committee who became a member of the Board in 1903 after Mr. Carson's death. Mr. Manson was credited with successfully steering Sweet Briar through grave financial problems related to its on-going construction. The first president of the College said that "No one contributed more to the founding of Sweet Briar College in an essential way than Mr. Manson. If there had been a less able, less devoted or less understanding man in charge of the College finances during the early days of Sweet Briar, the College would not be here today." (*The Story of Sweet Briar College,* Stohlman, p. 61). Mr. Manson not only protected the resources of the College, but he genuinely cared for the students, greeting them by name and showing interest in their lives. Mr. Manson's devotion to Sweet Briar was due in part to his having lost his only daughter to an early death. (*The Story of Sweet Briar College,* Stohlman, p. 61).

PHYSICAL CONDITION REPORT
Manson Residence Hall

Site Condition

Drainage is good with positive slope in all directions. Landscaping is good; regular trimming of the shrubbery will help to maintain the neat appearance. A disintegrating, spalling ground gutter needs patch repair, except at the front left corner where the seam cannot be repaired. This front left section of the gutter should be removed and re-poured. Sidewalks and patios are in good condition.

Building Foundation

The foundation is poured concrete with granite coping. Masonry joints are tight on the rear elevation but need minor repointing on the other elevations. The foundation is sound, with no dampness, spalling, efflorescence, stress cracks or settlement problems. The granite coping is stained with fungus and should be chemically cleaned. There are two basement entries on the rear elevation.

Building Envelope

The Flemish bond brickwork with limestone trim is sound and tight. Wall alignment is sound and true. The pointing is in fair condition. Holes in the pointing made by balcony anchors should be repaired. Three ornamental balconies on the east elevation have been removed and should be replaced to restore the historic character of the building. There is no moisture damage, spalling or efflorescence. The belt course and the keystones are chipped and should be repaired. Limestone lintels and sills are in good condition. Joint at the masonry openings have been recently re-caulked. Galvanized gutters and downspouts are poorly configured and are rusting. Gutter failure on the south elevation has caused the cornice to rot. Gutters and downspouts should be replaced with copper and reconfigured to provide proper drainage. Painted surfaces should be stripped, sanded, prepped, primed, and painted.

Porches

Wrought iron ornamental balconies need spot repair, stripping and painting. A missing balcony on the south elevation above the second story colonnade should be restored. The walkway between Manson and Randolph has a stress fracture in the box beam and rot damage along the cornice caused by moisture from failing gutters and downspouts . The two-story walkway, colonnade and balustrade should be repaired immediately. The unsightly acoustical tile dropped ceiling should be removed. The underlying stucco ceiling should be repaired and repainted. The wood columns need to be stripped and filled. All painted surfaces are in poor condition and should be prepped, primed, and painted.

Roof

The original hip roof with gable ends could not be inspected from ground level. It is presumed to be constructed of Buckingham slate with terne metal flashing. A closer roof level inspection is recommended. The built in gutter with terne metal flashing is rusting, and the front face has collapsed on the south elevation. It is likely to fall with the weight of winter snow. The soffit and conductor head above the gutter are failing and should be inspected to determine whether restoration or replacement is best. Closer inspection is recommended.

Chimney

There are no chimneys.

Openings: Doors

The replica eight panel replacement doors are attractive and in good condition.

Openings: Windows

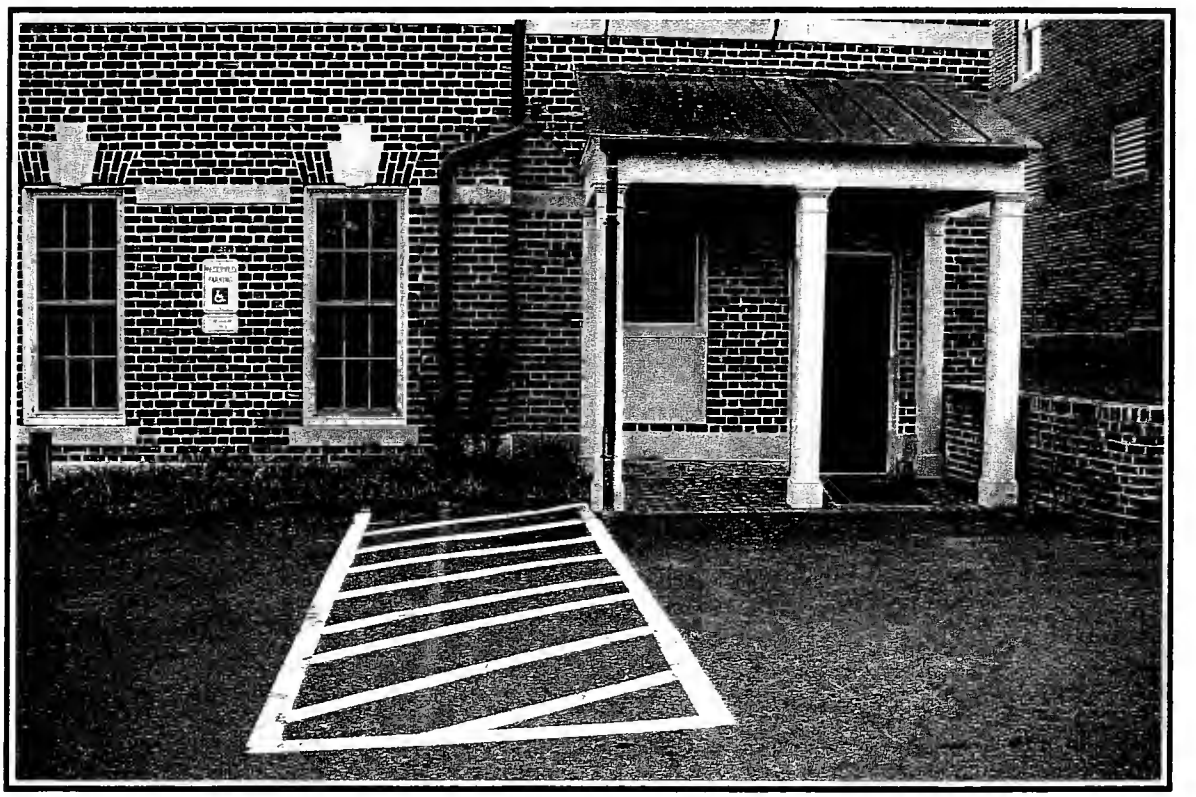
All six-over-six (6/6) double-hung windows and sashes have been replaced with aluminum. Joint caulking is in good condition at the masonry openings.

ADA Accessibility Recommendations for Manson Residence Hall

Preferred ADA Accessibility Location(s):

(1) A ramp on the East Elevation from the terrace driveway is already in place and provides convenient access to the basement level. An interior residential elevator would provide access to the two upper floors, if desired.

North Elevation Accessible Door



Recommendations in Priority Order for Exterior Restoration Manson Residence Hall

Site

(1) Patch repair ground gutter as needed
(2) Remove and repour a section of the ground gutter at the left corner on the front elevation

Building Foundation

(1) Chemically clean foundation stains at granite coping
(2) Complete minor repointing on all elevations except rear

Building Envelope

(1) Repair holes from balcony anchors in masonry
(2) Repair chipping and spalling in belt course and keystones
(3) Strip, prep, prime, and paint all wood surfaces
(4) Replace rusting galvanized rectangular downspouts with 4" diameter copper and reconfigure to assure proper drainage
(5) Repair rotting cornice on south elevation
(6) Restore three ornamental balconies on the East Elevation
(7) Remove exposed conduit

Porches

(1) Repair fracture in box beam and rotting wood in cornice, columns, and balustrade
(2) Replace failing galvanized gutters and downspouts with copper
(3) Prepare, prime and paint all wood surfaces
(4) Spot repair, strip, and paint ornamental balconies
(5) Replace missing balcony on the South Elevation above second story colonnade between Manson and Randolph
(6) Remove acoustical ceiling in Colonnade and repair underlying stucco

Roof

(1) Inspect roof, soffit, and gutters from a cherry picker
(2) Replace or restore gutters, flashing, and downspouts. Remove rust, prime, and paint terne metal flashing
(3) Repair or replace soffit and conductor head above gutter

Chimney

None visible

Doors

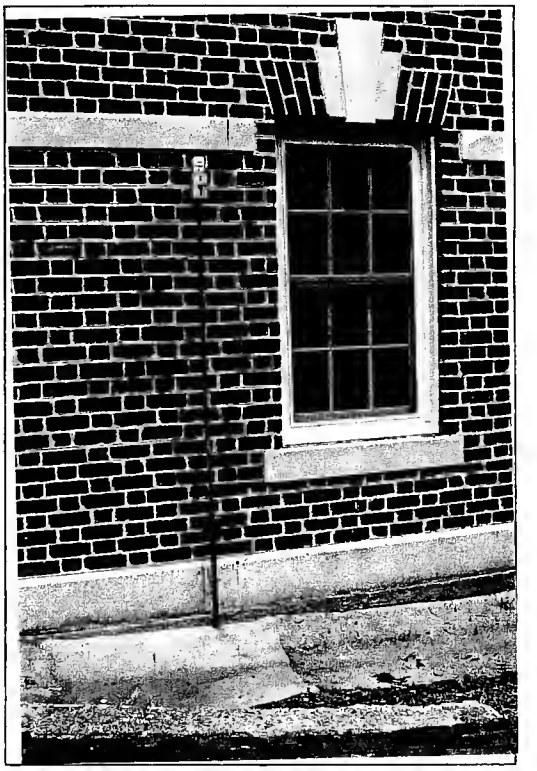
Doors recently repainted; no repairs needed

Windows

Windows recently replaced during interior renovation; no repairs needed

PHOTOGRAPHS OF BUILDING DETAILS
MANSON RESIDENCE HALL

Original raised panel wood door with original side lights and transom

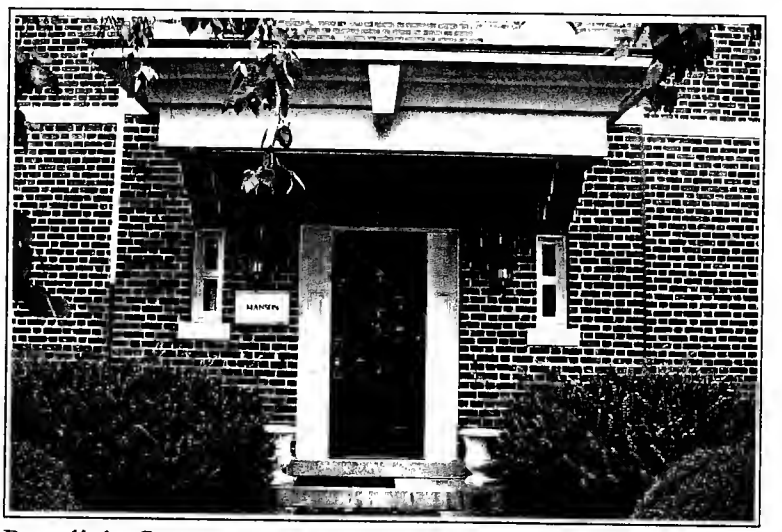


Eroded concrete at grade; incomplete belt course; exposed conduit

Moisture damaged cornice; failing gutter; unsightly dropped ceiling

PHOTOGRAPHS OF BUILDING DETAILS
MANSON RESIDENCE HALL

Deteriorated ornamental wrought iron balconies

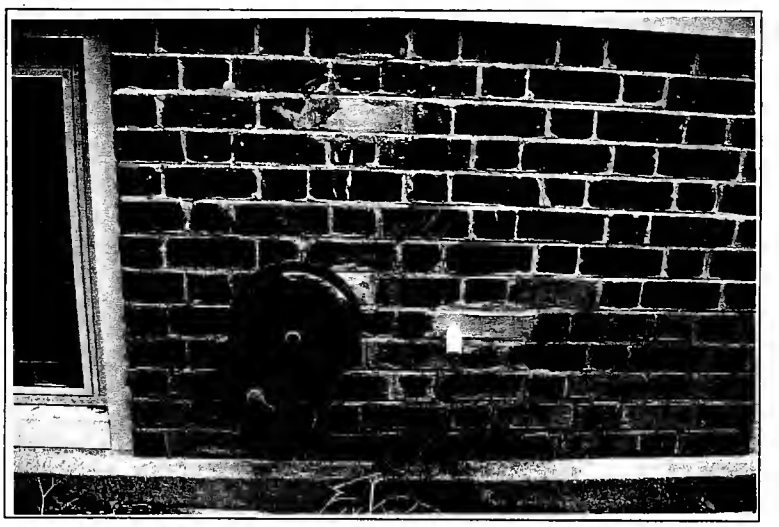


Poor light fixtures; overgrown shrubbery; stained limestone

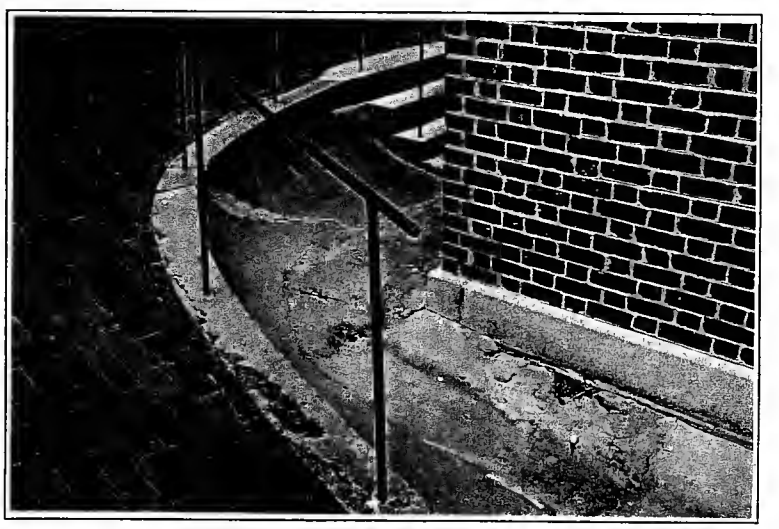
Unsightly conduit

PHOTOGRAPHS OF BUILDING DETAILS
MANSON RESIDENCE HALL

Chipped and cracked belt course and sill



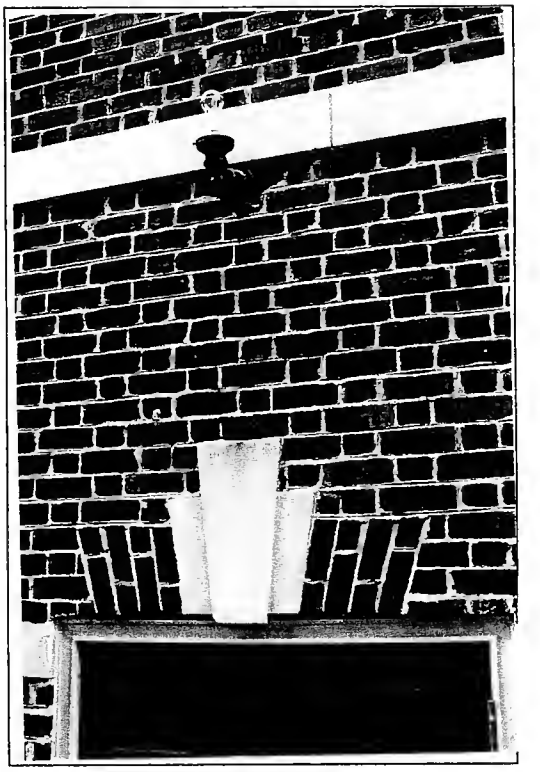
Stained foundation; poor brick repair; moisture damage to granite coping stone and multiple courses of brick; moss and fungus growth



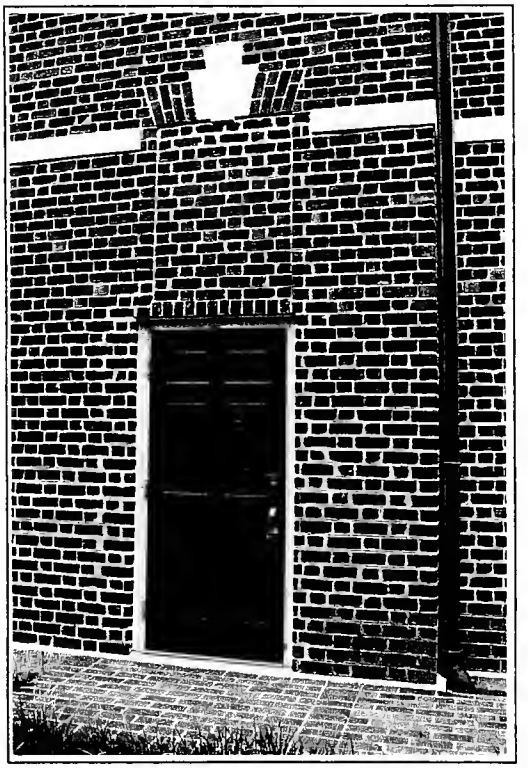
Cracked, crumbling ground drain

PHOTOGRAPHS OF BUILDING DETAILS
MANSON RESIDENCE HALL

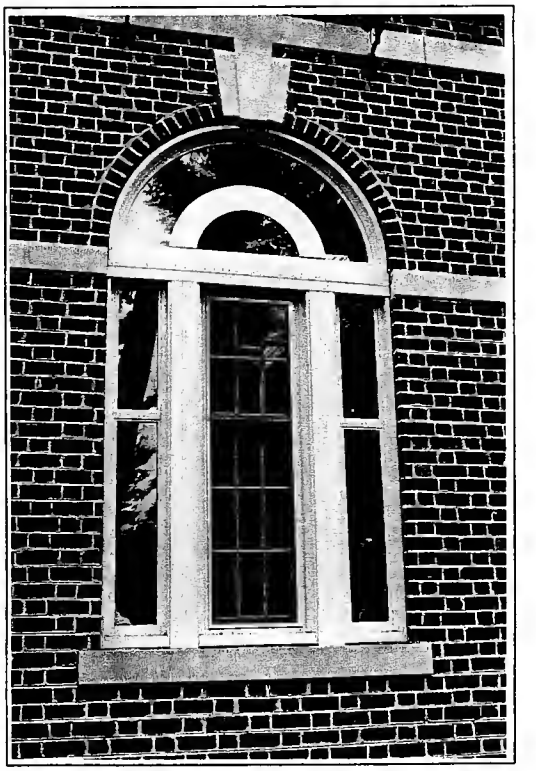
Moisture damaged cornice; failing gutter and downspout; stained limestone along colonnade and belt course



Missing globe; stained keystone

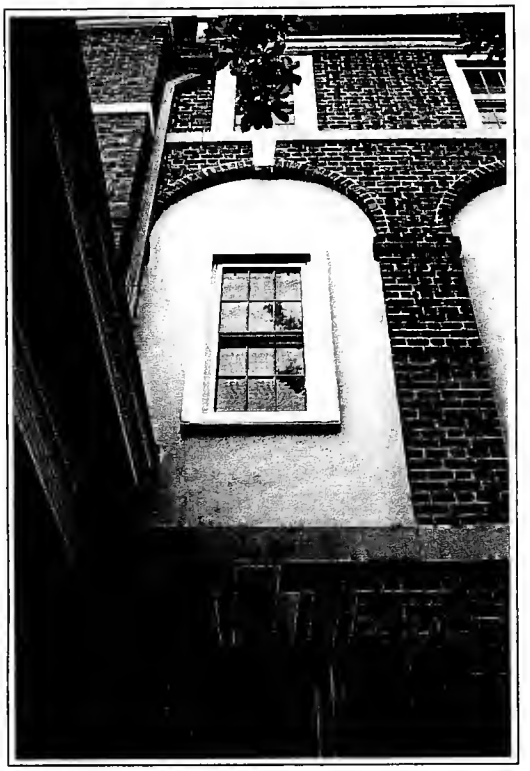


Unsightly infill; modern door hardware



Replacement window with modern transom detail

PHOTOGRAPHS OF BUILDING DETAILS
MANSON RESIDENCE HALL



Failing gutter; moisture damage to stucco infill around window

Inappropriate acoustical dropped ceiling

Stained concrete foundation; bike parking area

SWEET BRIAR COLLEGE HISTORIC DISTRICT

BUILDING 28: RANDOLPH RESIDENCE HALL

GENERAL INFORMATION

Building Name: Randolph Residence Hall

Date Built: 1908

Original Use: Residence Hall

Present Use: Residence Hall

West Elevation

Architectural Description of Randolph

Randolph Dormitory is a three story and basement, nine bay long, three bay deep Georgian Revival brick building with a slate hip roof and two interior chimneys with corbeled caps. Projecting gable roof bays are located on the north and south ends and at each end of the East and West Elevations. Randolph is distinguished by its Flemish bond brickwork, a wide classical cornice, and a limestone or brick belt course at each story. Randolph's long facade facing Pannell echoes Gray with it three pedimented pavilions. The principal entrance, a wood door with raised panels and side lights, is on the West Elevation under a brick colonnade that connects Randolph to the Anne Gary Pannell Center. An entrance on the North Elevation is sheltered by a Doric colonnaded arcade which connects Randolph to Manson. There is an entrance on the lower level on the South Elevation.

History of Randolph

Randolph Dormitory was completed in 1908 as part the original first phase of Ralph Adams Cram's campus plan. Randolph is still used as a residence hall today. The dormitory was named after Bishop Alfred Magill Randolph who served as one of the first four trustees of the College. Named to this position by Indiana Fletcher Williams in her will, Bishop Randolph was a native Virginian and former rector of Christ Church in Alexandria, the church where George Washington had worshiped.

Bishop Randolph was distinguished as an excellent preacher and a man of character, warmth and wit. He was also known for his absent-mindedness. One story tells of his wife unpacking his suitcase after returning from a trip through the diocese. Mrs. Randolph questioned her husband about the lovely silver toilet set she found in the luggage. "Who gave you this lovely present?", she asked. "What lovely present? Good heavens! They were on the bureau in my room where I stayed last night." The pieces were promptly wrapped and returned with a warm note of episcopal explanation. A story the Bishop enjoyed telling about himself involved an incident he had during a revival conducted by an itinerant evangelist in his town. When the evangelist asked everyone who wanted to go to heaven to stand, no one stood up. Pointing at the Bishop, he asked in an accusing voice, "Don't you want to go to heaven?" The Bishop looked at him and said, "Not tonight, thank you." *The Story of Sweet Briar College,* Stohlman, pp. 42-43)

PHYSICAL CONDITION REPORT
Randolph Residence Hall

Site Condition

Drainage is good with positive slope toward the North and East Elevations. The lawn is thin and should be aerated, fertilized and reseeded. The ground gutter is clogged with debris and requires regular maintenance. Because drainage in the gutter is poor, moss growth is heavy. The drain should be snaked clear and the moss should be chemically cleaned. Box woods overwhelm the building on the East Elevation and should be pruned to reduce them by one-half their current size.

Building Foundation

The foundation is brick with a granite coping stone. The brickwork is in good condition, although the masonry joints have eroded and require spot repointing. The limestone sills and lintels are in good condition. No dampness, stress cracks or settlement problems were observed. Back splash staining at foundation grade should be pressure washed or chemically cleaned. Basement level windows need to be cleaned, reglazed, prepped, primed and painted. There are two basement entries on the East Elevation and one basement entry on the West Elevation.

Building Envelope

The masonry is in good condition, although some minor spot repointing is needed on all elevations. No spalling, dampness, stress cracks or settlement problems were observed. Vertical alignment of the walls is true and plumb. Limestone sill and lintels are in good condition. There is widespread efflorescence staining. It should be chemically cleaned from the brickwork. Clogged gutters and downspout failure at the front corner on the West Elevation has caused standing moisture, fungus and moss growth. The gutters should be snaked clean, and the downspouts should be replaced with four inch diameter copper downspouts. The moss and fungus should be chemically removed.

Wrought iron balconies on the East Elevation are rusting. They should be lightly sandblasted, spot repaired, primed and painted. The limestone belt course on the East Elevation is cracked and should be repaired. The limestone belt course and keystones on all elevation are stained and require chemical cleaning. Open mortar joints should be recaulked.

Porches

The walkway between Manson and Randolph has a stress fracture in the box beam and rot damage along the cornice caused by moisture from failing gutters and downspouts . The two-story walkway, colonnade and balustrade should be repaired immediately. The unsightly acoustical tile dropped ceiling should be removed. The underlying stucco ceiling should be repaired and repainted. The wood

columns need to be stripped and filled. All painted surfaces are in poor condition and should be prepped, primed, and painted.

Roof

The roof is hipped with gable ends, constructed of slate with terne metal flashing. A few slate are missing and need to be replaced. The built-in gutters are failing on the West Elevation at the soffit. The soffit has rotted and needs to be replaced, prepped, primed and painted. The valleys in the terne metal flashing is rusting and needs to be derusted or replaced, primed and painted. The unsightly antenna should be removed from the roof.

Chimney

There are two interior chimneys. The brickwork is in good condition although spot repointing is needed on the chimney and caps. No cracks or lean is apparent.

Openings: Doors

The primary entrance door on the West Elevation is the original 8-panel wood door with its original side lights and transom. The door hardware is modern and should be replaced with the original Russwin hardware or reproduction hardware. The triangular wood door stop is unsightly and should be removed.

The entrance door on the East Elevation is the original 8-panel wood door, but the original side lights have been replaced with painted panels. These panels should be removed and replacement glass installed. The entrance on the South Elevation has the original side lights and transom and a replica replacement door. The paint is only in fair condition; it is recommended that the doors and frames be sanded, prepped, primed and painted. The North Entrance has its original eight raised panel wood door with the original side lights and transom.

Openings: Windows

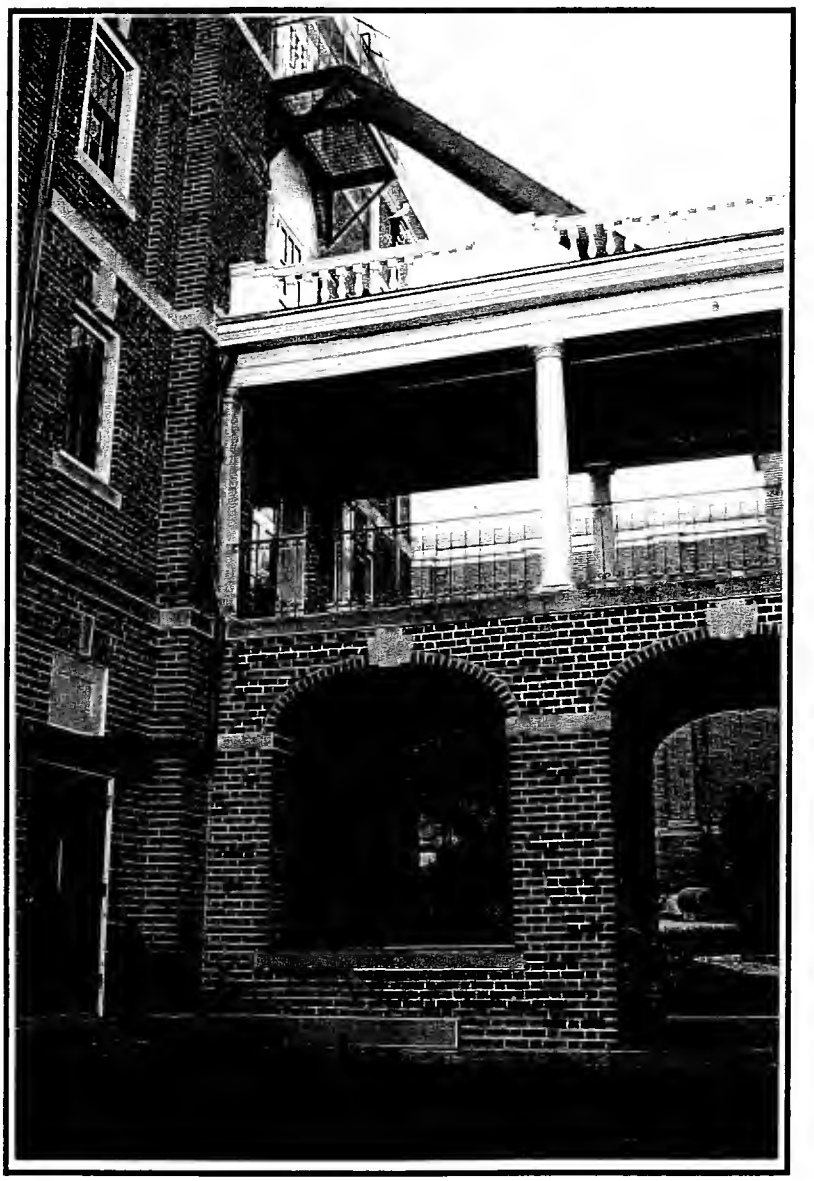
The original wood windows have been replaced with new factory painted aluminum clad windows. The original limestone window sills are in excellent condition.

ADA Accessibility Recommendations
Randolph Residence Hall

Preferred ADA Accessibility Location(s):

(1) A shallow ramp leading to the East Elevation Entrance would provide access at the basement level

North Elevation and Colonnade to Manson



Recommendations in Priority Order for Exterior Restoration
Randolph Residence Hall

Site

(1) Trim Hemlock tree limbs back from the West Elevation to increase light and visibility to the building
(2) Remove ailing Katsura tree from the North Elevation
(3) Fertilize, aerate, and reseed lawn
(4) Replace asphalt sidewalks with brick pavers laid in a sand bed

Building Foundation

(1) Chemically clean moss from the right front corner
(2) Pressure wash or chemically clean back splash staining at foundation perimeter
(3) Sandblast, prime, and paint steel grilles covering areaways
(4) Repair precast concrete bases on columns to restore their original profile

Building Envelope

(1) Complete spot repointing on brickwork as needed on all elevations
(2) Chemically clean efflorescent staining from the front porch fascia
(3) Chemically clean moss growth from the limestone and the balustrade on the front elevation
(4) Chemically clean staining from the limestone belt course and sills on the rear elevation
(5) Remount missing downspout straps and repair the broken connections of downspouts to cast iron boots
(6) Repair, strip, fill, prime and repaint the wood columns, Ionic capitols, and cornices
(7) Remove through-wall air conditioning units; rebrick the remaining masonry openings; install a central air conditioning system
(8) Remove and relocate the telephone interface box to a freestanding mount

Porch

(1) Remove dropped ceiling and repair, prime and paint the original stucco ceiling
(2) Excavate cracks in the window sills on the second story and fill with epoxy
(3) Research to find original porch light fixture and replace 1970 vintage light fixtures
(4) Replace missing light fixture globes
(5) Remove or reconfigure "Nixalite" wire
(6) Restore original entrance doors to the Primary West Elevation

Roof

No repairs evident: closer roof level inspection recommended

Chimney

There are no chimneys.

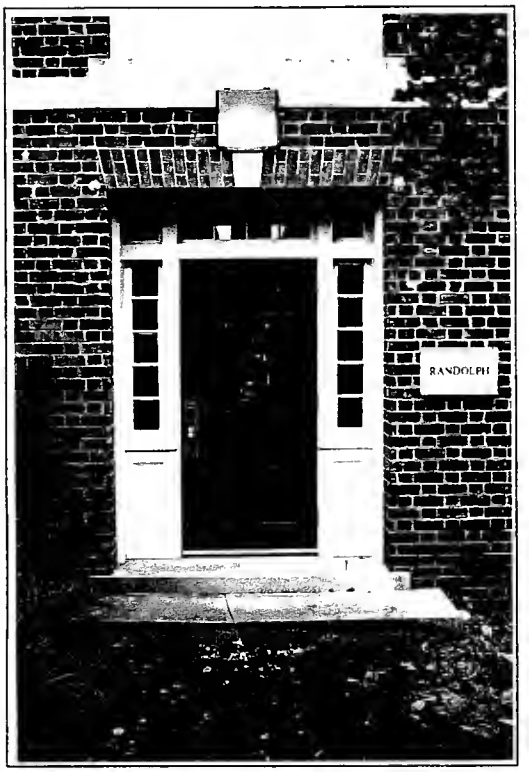
Doors

(1) Restore original raised panel front doors
(2) Replace modern hardware with original or replica hardware
(3) Replace modern globes on sconce light fixtures with period globes

Windows

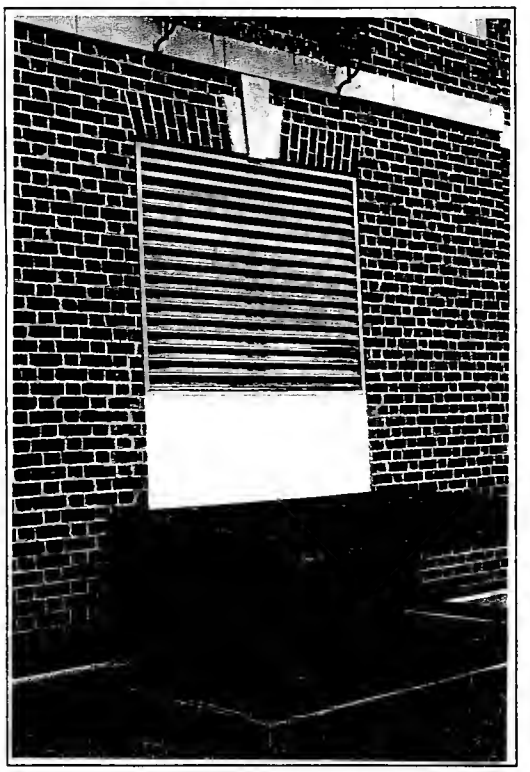
(1) Complete spot reglazing of all sash
(2) Replace broken pane on front window
(3) Repair chipped limestone window sill and small stress crack
(4) Chemically clean limestone sills
(5) Remove or replace rusting aluminum window screens

PHOTOGRAPHS OF BUILDING DETAILS
RANDOLPH RESIDENCE HALL



Inappropriate light fixture; stained concrete steps and brickwork; unsightly asphalt walkway

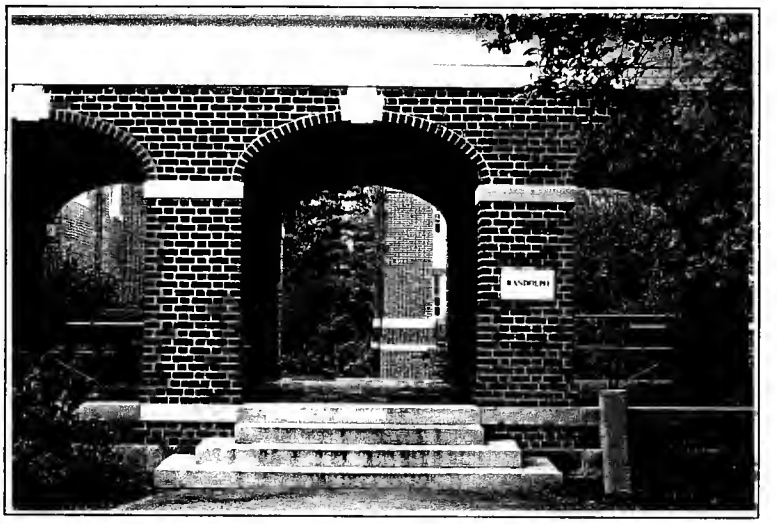
Stained belt course; moss growth



Rusting HVAC grille; unsightly shed cover

Broken downspout connector

PHOTOGRAPHS OF BUILDING DETAILS
RANDOLPH RESIDENCE HALL



Backsplash staining; unsightly utility box

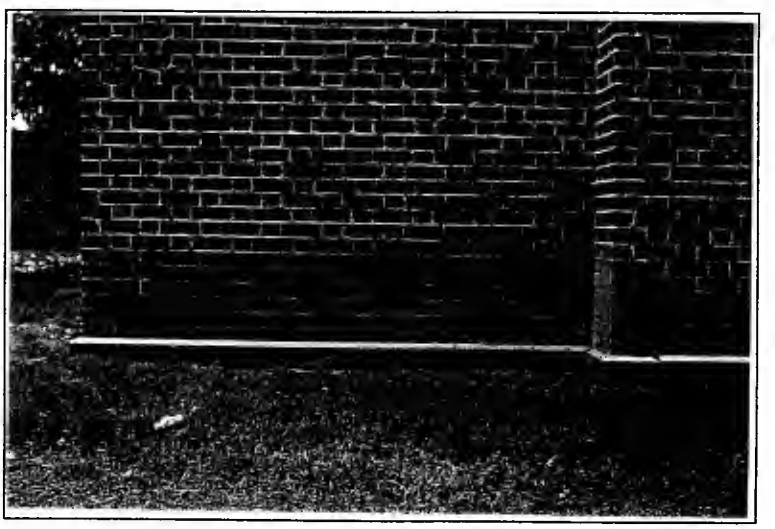
Shrubbery too close to the building foundation

Stained belt course; rusted wrought iron railing

PHOTOGRAPHS OF BUILDING DETAILS
RANDOLPH RESIDENCE HALL

Rust stain and gable damage from leaking gutter

Overgrown landscaping



Stained foundation

SWEET BRIAR COLLEGE HISTORIC DISTRICT
BUILDING 30: GRAMMER
GENERAL INFORMATION

Building Name: Grammer

Date Built: 1912

Original Use: Dormitory and Gymnasium

Present Use: Dormitory

Primary West Elevation

Architectural Description of Grammer Residence Hall

Grammer, connected to Fergus Reid dormitory by an arched colonnade, is a three story, hip roof, Georgian Revival style, brick building trimmed with limestone and wood. Entrance doors are located on all four elevations. A single story porch with unfluted Doric columns marks the primary entrance. The dormitory has a wide classical cornice, limestone and brick belt courses marking each bay, and paired end chimneys. Slightly projecting gable roof bays are at the north and south ends and at the corners and west elevation entrance.

History of Grammer

Grammar, constructed in 1912, became the first building in the southeastern or second phase dormitory group. In addition to dormitory space, Grammer provided the College with a much-needed gymnasium. Physical education was required three days a week for every student. On pretty days, the classes were often conducted outdoors. Many of the students would pray for good weather because the ceiling of the Grammer gym was so low that it restricted their indoor activities.

Grammer dorm was named after The Reverend Dr. Carl E. Grammer of Norfolk, Virginia. Dr. Grammer was chosen to be on the Board of Directors five years before the College opened its doors (*The Story of Sweet Briar College*, Stohlman, p. 45) The father of three daughters, Dr. Grammer was deeply interested in the education of women. He was a graduate of Johns Hopkins University and the Protestant Episcopal Seminary in Virginia, where he had been professor of Church History for eleven years between charges in the many churches he had served. (*The Story of Sweet Briar College*, Stohlman, p. 46). Dr. Grammer worked long hours for Sweet Briar, serving not only as a member of the board for 32 years, but also as its president for 17 years. During this time he was instrumental in setting policy and establishing standards for the curriculum, and he played an instrumental role in helping to choose the first three Sweet Briar College presidents. He was responsible for bringing his vestryman at Christ Church, Norfolk, Mr. Fergus Reid, onto the Board at Sweet Briar, a man who became a significant friend of the college.(*The Story of Sweet Briar College*, Stohlman, p. 46).

Dr. Grammer worked tirelessly without compensation to raise money for the college endowment. He once labored an entire month, seeking prospective students who were needed to prevent a deficit in the budget. He was successful taking credit for adding fifteen new students to the enrollment that year. His practice of saving the College money by doing jobs himself allowed the College to balance its budget that year.

All three of Dr. Grammer's daughters attended Sweet Briar College. Dr. Grammer lived until 1944, longer than any of the original trustees and board members who guided the college from charter to reality. (*The Story of Sweet Briar College*, Stohlman, p. 46).

PHYSICAL CONDITION REPORT
Grammer Residence Hall

Site Condition

A new foundation drain and perimeter waterproofing provide excellent site drainage. Overgrown boxwood shrubs need aggressive pruning. Landscaping is diminished by the placement of new trees on axis to the front door. Tree location should be assessed in the Master Plan. No ivy, vines, fungus or moss was found. Asphalt sidewalks should be replaced with brick.

Building Foundation

The building foundation, stone and brick with granite sills and watertable, is in good condition. No dampness, efflorescence, or spalling are apparent. The foundation is stained from the storm splash and should be chemically cleaned. Installation of a Venetian gutter system should be considered. The raised basement floor has exposed waterproofing membrane. Grammar appears to have been recently rehabilitated.

Building Envelope

The Flemish bond masonry is sound and tight with its original white Portland cement pointing. There is no moisture damage, spalling or efflorescence. The repointing is poor in spots and should be redone as needed. Wall alignment is sound and true. Limestone lintels and sills need cleaning.. Porch columns, ceiling and trim paint are in poor condition. Cornice paint is failing at the downspouts. All woodwork should be prepped, primed, and painted. Joint caulking was redone recently, perhaps with the installation of the new windows. Moss growing on the northeast corner should be removed and chemically treated. Galvanized gutters and downspouts are in fair condition and should be replaced with copper.

Porches

Porches are constructed of granite with wood columns and ceilings. They are structurally sound, and there is no apparent moisture damage. The paint is in poor condition and all wood elements should be stripped, sanded, primed and painted. The granite on brick stairs are stained with fungus and need to be chemically cleaned. Black wrought iron rails are a later replacement. Original drawings will reveal if the original railings were wood. Historically correct replacements rails should be installed. Gutters and downspouts have been recently replaced with galvanized metal. Porch lighting is poor. The modern box on the ceiling should be replaced with a hanging pendant type that is appropriate to the Georgian Revival building. The covered arched walkway and balustrade leading to Reid Hall is original. It needs extensive restoration work, including new flashing, stripping, priming and painting.

Roof

The original gable roof is constructed of Buckingham slate with terne metal flashing. Slate tiles appear to be in good condition, but the flashing shows some rust on the front edge. It should be derusted, primed, and painted. The gray ridge cap appears to be constructed of terne metal. Closer inspection is recommended. The built-in gutter are failing at the downspouts causing damage to the wood cornice.

Chimney

There are four exterior chimneys. The top two feet of each chimney has been repointed. Brickwork, pointing, and caps are in good condition. No crack or lean is visible.

Openings: Doors

The front door is the original, wood raised four panel style with six panel lights. The original door hardware has been recently replaced with a modern pull and lock. The original bronze lockset should be restored. Paint is in poor condition. The door should be stripped, sanded, primed and painted. The side door is a replacement six panel door with a modern lockset. It should be removed and replaced with the original design. A "no tape on the doors" policy should be instituted to preserve the paint finish of the doors. A cork bulletin board may be installed next to the primary door of each building to accommodate flyers, messages, etc.

Openings: Windows

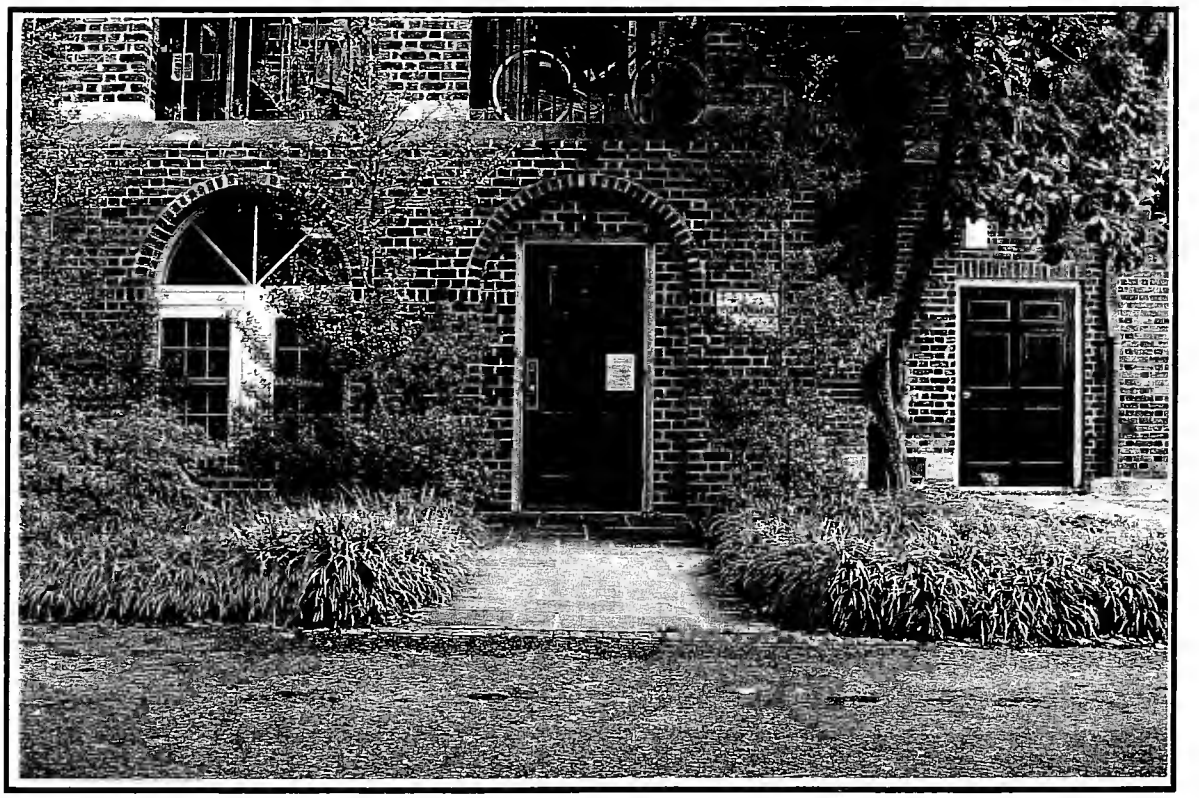
All the windows have been replaced with "simulated" six-over-six (6/6) or one-over-one (1/1) aluminum with aluminum trim. These windows function well, but they have significantly compromised the historic character of the original windows and trim. This type of modern "simulated" divided lite window is not recommended for future renovations at Sweet Briar College. Better replacement windows are available on the market today.

ADA Accessibility Recommendations For Grammer Residence Hall

Description of the Preferred ADA Accessibility Location(s):

(1) Basement entry at the West Elevation side door leading to an interior ramp up to the elevator lobby is already in place

South Elevation Access Door



Recommendation in Priority Order for Exterior Restoration Grammer Residence Hall

Site

(1) Fertilize, aerate, and reseed lawn
(2) Replace the courtyard and sidewalks with brick set in a sand bed
(3) Relocate new trees on axis to the front door in accordance with the new Master Plan

Building Foundation

(1) Chemically clean the foundation
(2) Install a Venetian gutter at grade

Building Envelope

(1) Rework poorly executed repointing of the brickwork
(2) Clean limestone lintels and sills
(3) Prep, prime, and paint porch columns, ceiling, cornice and wood trim
(4) Chemically clean moss from northeast corner
(5) Replace gutters and downspouts with 4" diameter copper downspouts

Porches

(1) Chemically clean granite on brick stairs
(2) Replace modern box porch light with pendant style fixture
(3) Prep, prime, and paint porch columns, ceiling, cornice and wood trim
(4) Restore wood balustrade and covered colonnade walkway connected to Reid Hall
(5) Examine original drawings to determine if wrought iron handrails should be replaced with a wood style

Roof

(1) Strip and paint terne metal flashing and ridgecap
(2) Repair built-in gutter and downspouts

Chimney

No repairs are required

Doors

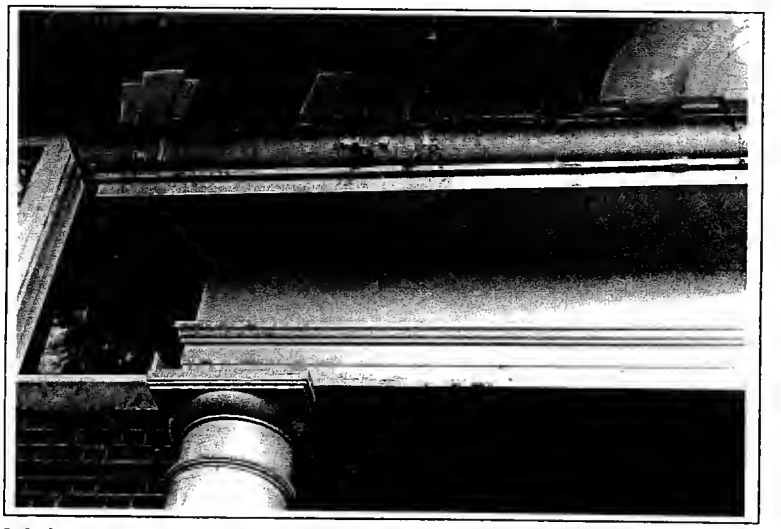
(1) Strip, sand, prime, and paint exterior doors and frames
(2) Replace modern door hardware with historically compatible bronze locksets

Windows

(1) Choose a more appropriate replacement window style for the future

PHOTOGRAPHS OF BUILDING DETAILS
GRAMMER RESIDENCE HALL

Moisture damage and paint failure to cornice and columns and column bases



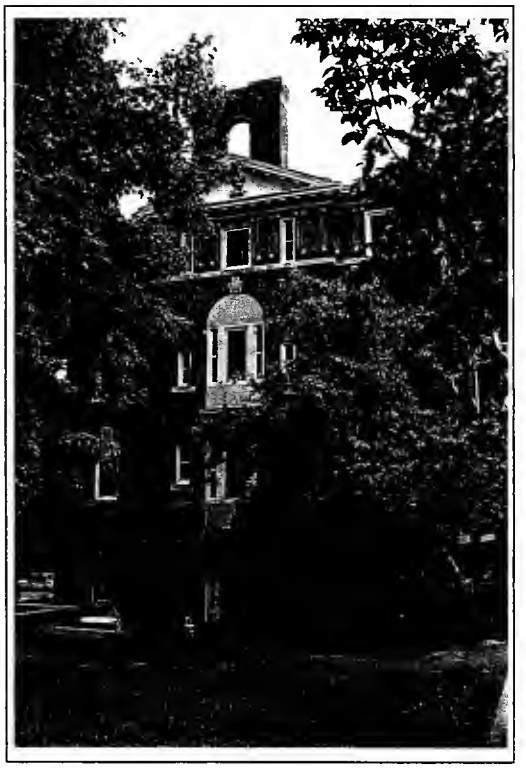
Moisture damage and paint failure at porch cornice

Damaged belt course; moss stained granite sill; missing balcony location

PHOTOGRAPHS OF BUILDING DETAILS
GRAMMER RESIDENCE HALL

Chipped, cracked, moss stained belt course; eroded mortar joints in brickwork

Moss and fungus growth on brickwork and limestone belt course; downspout failure; eroded mortar joints



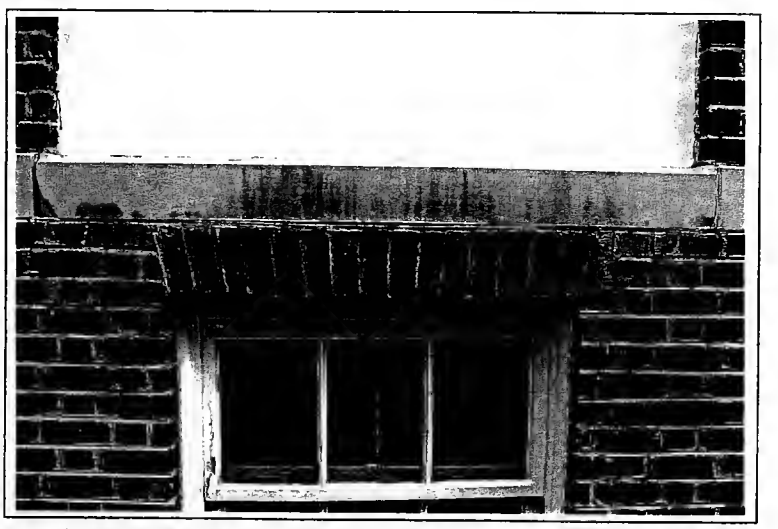
Overgrown vegetation growing too close to the foundation

Unsightly air conditioning unit

PHOTOGRAPHS OF BUILDING DETAILS
GRAMMER RESIDENCE HALL

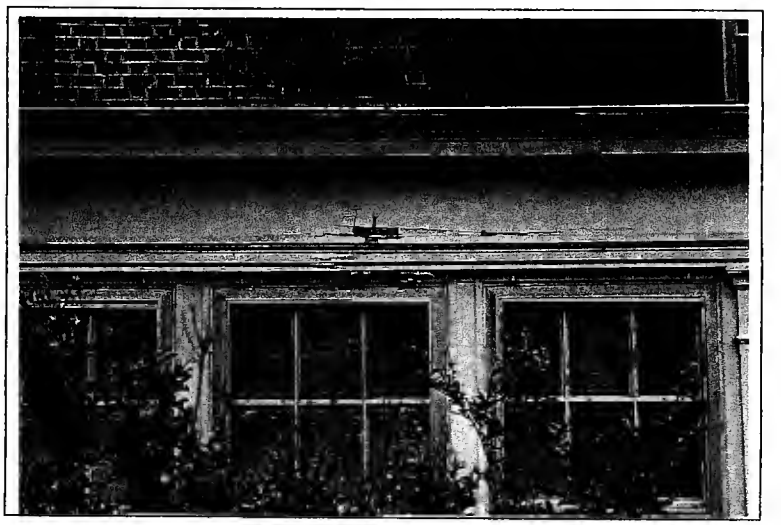
Stained belt course and brickwork; unsightly metal air conditioning unit bracket

Stained foundation; damage at granite coping stone



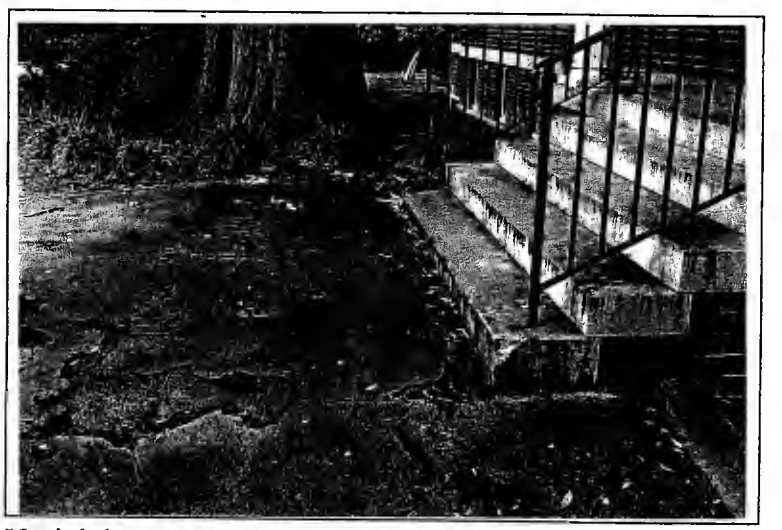
Cracked, spalling belt course; eroded mortar joints; efflorescence

PHOTOGRAPHS OF BUILDING DETAILS
GRAMMER RESIDENCE HALL



Rusted flashing; cornice paint failure

Paint failure at box beam



Unsightly cracked asphalt walkway

SWEET BRIAR COLLEGE HISTORIC DISTRICT

BUILDING 31: REID RESIDENCE HALL

GENERAL INFORMATION

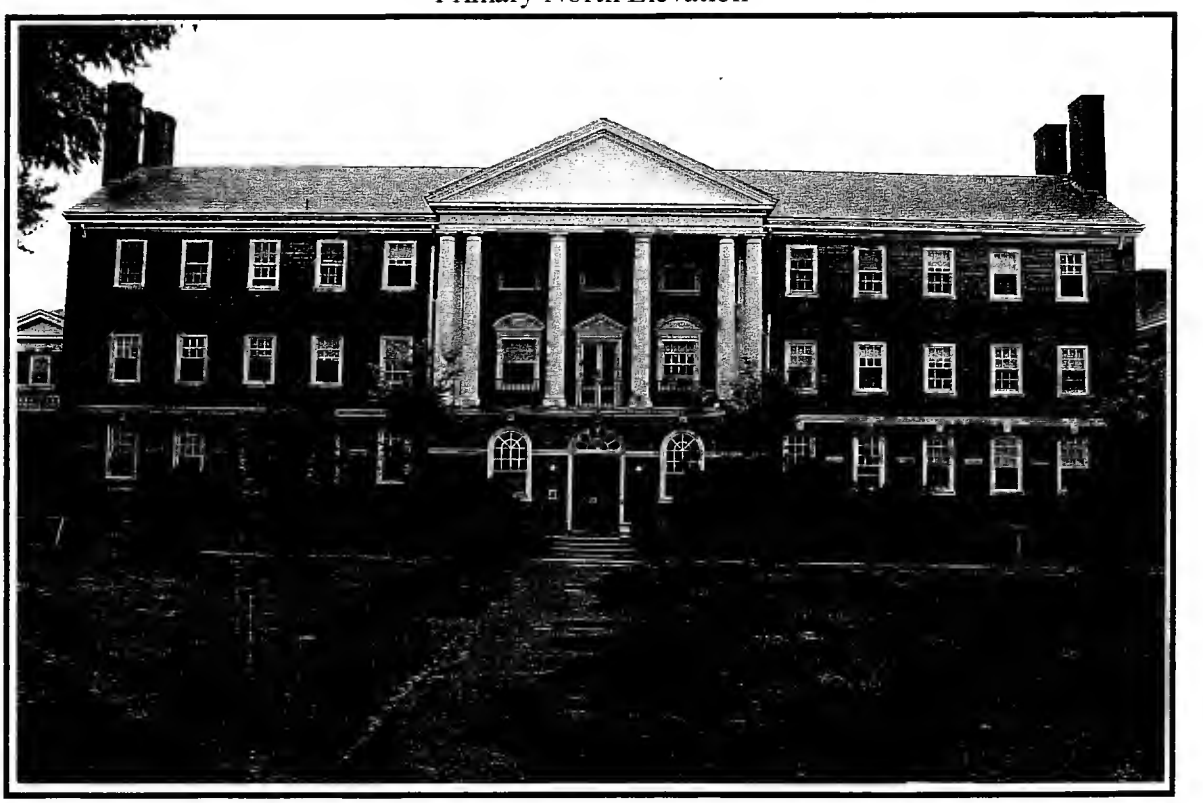
Building Name: Reid Residence Hall

Date Built: 1925

Original Use: Residence Hall

Present Use: Residence Hall

Primary North Elevation



Architectural Description of Reid Dormitory

Reid Residence Hall is a three story, fourteen bay, Georgian Revival brick building with a pedimented Doric entrance portico on the North Elevation. The entrance portico features an arched entrance with flanking arched windows. The windows on the first story are set within blind arches and are topped by limestone keystones. Paired chimneys and modified Palladian windows accent the east and west ends of the building. The interior of Reid features a large entrance hall with full-length Georgian Revival paneling, two sitting rooms, and a fireplace with a Georgian-style mantel in the west sitting room. Stairs lead to the lower level dining area.

History of Reid Residence Hall

Fergus Reid Residence Hall was built in 1925. It is situated in the middle of the axial drive originally designed to lead from the former Refectory to a road to the south. (*Sweet Briar's Vistas*, Spring 1990 Alumnae Magazine, Mina Walker Wood, p. 6) The architectural plans for Reid were completed on September 24,1924, and were revised and initialed by Cram and Ferguson on October 31, 1924. (*Ralph Adams Cram as College Architect: An Historian's Approach*, Landford, p. 41) The exterior of Reid was simplified and refined for reasons of economy, but the interior was made more ornate than the interiors of the older dorms. Reid was the sixth of seven dormitories originally planned for the College. It accommodated an additional 88 students and provided an extra kitchen and a dining room where all freshmen could be served together (*The Story of Sweet Briar College,* Stohlman, p. 161)

Reid dormitory was named for Fergus Reid who served for more than thirty-six years on the Board of Sweet Briar College. (*The Story of Sweet Briar College,* Stohlman, p. 165). Meta Glass admired Fergus Reid because he was a generous and cultivated businessman who believed in the education of women. Fergus Reid was well known for this generosity. In 1929 when the College was struggling to raise money for a new library, Reid gave $50,000 intended, as he stated, "to start things with". He often loaned money to the College and subsequently refused to accept repayment. (*The Story of Sweet Briar College,* Stohlman, p. 165)

PHYSICAL CONDITION REPORT
Reid Residence Hall

Site Condition

The viewshed provides a strong axial alignment with Pannell Arts Center to the north, although the southern view is restricted by mature trees. Overall drainage is good, except along the front yard where rain water pools at the sidewalk. The rear terrace has a four foot retaining wall to the lower courtyard which creates positive runoff. The lawn is in adequate condition, but could be improved with edging, aeration, reseeding, and fertilization. Oversized boxwood shrubs and dogwood trees should be pruned four feet away from the building, and the tree to the left of the entrance portico should be removed altogether. Asphalt sidewalks and courtyard should be removed and reconstructed in brick pavers.

Building Foundation

The raised basement foundation is poured concrete, with a precast cornerstone to the left of the front entrance that reads "Fergus Reid Hall, 1925". The foundation is sound, with no dampness, spalling, efflorescence, stress cracks or settlement problems apparent. The sand-finish stucco parging has eroded off much of the foundation, and there is some soil staining at grade from rain backsplash which should be chemically cleaned. Areaway windows and grilles to the basement level and basement level lintels and sills are in excellent condition.

Building Envelope

The Flemish bond brickwork is sound and tight with its original white portland cement pointing. There is no moisture damage, and the pointing requires only minor repair. There is one minor crack in the masonry on the rear elevation. Limestone lintels and sills are stained and require chemical cleaning. Door and window joints need re-caulking at the masonry openings. Wall alignment is sound and true. Although recently painted, the portico columns show recent paint failure. The porch column paint is seriously alligatoring. All painted surfaces on the portico should be stripped, sanded, prepped, primed, and painted. Galvanized rectangular downspouts are rusting at the basement cast iron boot connection and should be replaced with copper downspouts and gutters. No fungus or moss problems are visible.

Porches

The front porch, constructed of brick with concrete aggregate steps, a granite threshold, and limestone trim, is structurally sound and in good condition. The side porch has a brick parapet and piers, limestone trim and bluestone pavers. The second floor porch has a copper drip edge below the limestone edge and a 36" wrought iron railing. Both secondary porches are in good condition. All painted surfaces are in poor condition and should be prepped, primed, and painted.

The three-panel wood front doors and sconce side lights are original and should be preserved. Globes on the sconces have been replaced with an inappropriate style. Historically accurate reproduction globes should be located and installed. The emergency phone located on the wall immediately adjacent to the entrance doors is obtrusive and should be relocated, perhaps on a free standing pedestal several feet away from the entrance facade.

Roof

The original gable roof is constructed of Buckingham slate with terne metal flashing. Two missing tiles were spotted from the ground level survey. The balance of the slate appeared tight. Anchors, flashing and gutters appear to be in good condition, although a closer roof level inspection is recommended. A built-in hidden gutter leading to conductor heads was observed. Its condition should be confirmed via a closer roof inspection. There is some cornice paint failure; wood surfaces should be prepped, primed and painted.

Chimney

Four exterior chimneys are in good condition, although the right rear chimney requires some repointing at the cap. The antenna on the front left chimney is poorly situated and should be relocated to a less prominent location. Lightning rods are absent; their installation is recommended.

Openings: Doors

The eight-foot high double front door is wood with three raised panels per leaf. Both front and side elevation doors and their bronze hardware are original and should be restored. Granite sills and half-round transom lites are in excellent condition. The right door has been planed recently on the closing edge but has not been primed or painted. All wood surfaces should be stripped, filled, primed and painted. The doors and windows also need re-caulking around the masonry openings.

Openings: Windows

The windows, six-over-six (6/6), wood, double-hung, are original. Frames and sashes are original, in good condition, and should be preserved. Sash paint and glazing are in poor condition and require restoration. Subsill limestone is in good condition. Caulking is needed at the masonry openings, and all wood be prepped, primed and painted. The lower screens are obsolete, rusted and warped, and should be removed.

ADA Accessibility Recommendations for Reid Residence Hall

Preferred ADA Accessibility Location(s):

(1) A lift positioned on the North End Elevation or South End Elevation (equal options) to raise a wheelchair 30" to first floor height; enter through the double doors at the North or South Entrances

North Elevation, Northwest Colonnade to Dew

Recommendations in Priority Order for Exterior Restoration
Reid Residence Hall

Site

(1) Relocate newly planted trees away from the North Entrance Portico
(2) Trim boxwood shrubs and dogwoods away from building
(3) Trim, fertilize, aerate, and reseed lawn
(4) Replace front concrete courtyard with brick pavers laid in a sand bed
(5) Rebuild asphalt sidewalks with brick pavers
(6) Improve drainage in front yard to create improved runoff away from sidewalk

Building Foundation

(1) Chemically clean foundation stains at grade
(2) Restore sand finish parging to concrete

Building Envelope

(1) Caulk sills and lintels at masonry openings
(2) Chemically clean limestone lintels and sills
(3) Strip, prep, prime, and paint all wood
(4) Replace rusting galvanized rectangular downspouts with 4" diameter copper
(5) Reline built-in gutters with 16 oz. copper
(6) Complete minor repointing of masonry

Porches

(1) Replace porch galvanized gutters and downspouts with copper
(2) Prepare, prime and paint all wood surfaces and iron guard rail
(3) Relocate front entrance emergency phone to freestanding pedestal set in courtyard
(4) Replace globes on sconce lights with historically appropriate reproductions
(5) Strip, prep, prime and paint Doric columns and pediment

Roof

(1) Replace missing slate tiles
(2) Prep, prime and paint cornice trim
(3) Inspect roof and built-in gutter system

Chimney

(1) Repoint right rear chimney

(2) Move antenna from front left chimney
(3) Install lightning rods

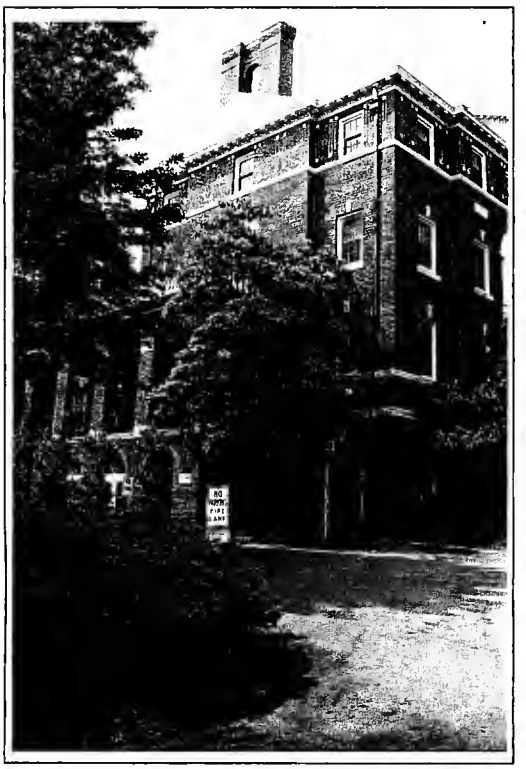
Doors

(1) Re-caulk at masonry openings
(2) Strip, sand, fill, prime, and paint exterior doors and frames
(3) Replace exterior door with interior door

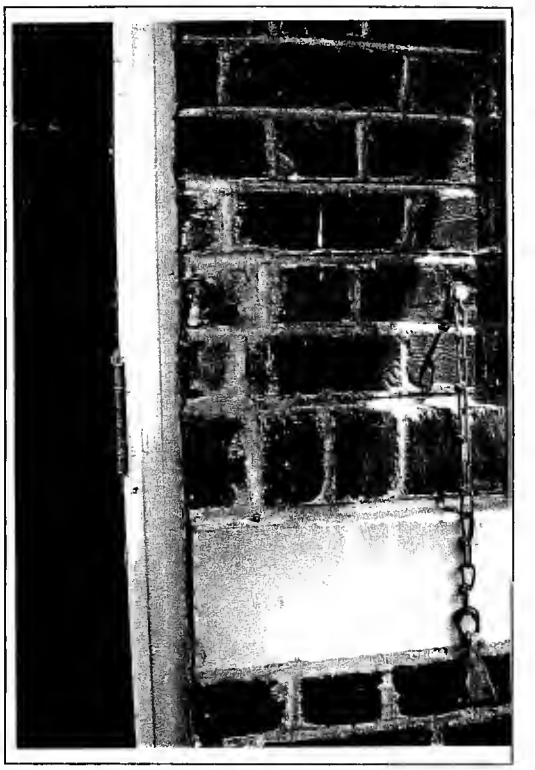
Windows

(1) Re-caulk all window frames at masonry openings
(2) Reglaze windows as needed
(3) Remove fans from arched windows and rework
(4) Caulk, prep, and paint all windows, especially sashes

PHOTOGRAPHS OF BUILDING DETAILS
REID RESIDENCE HALL

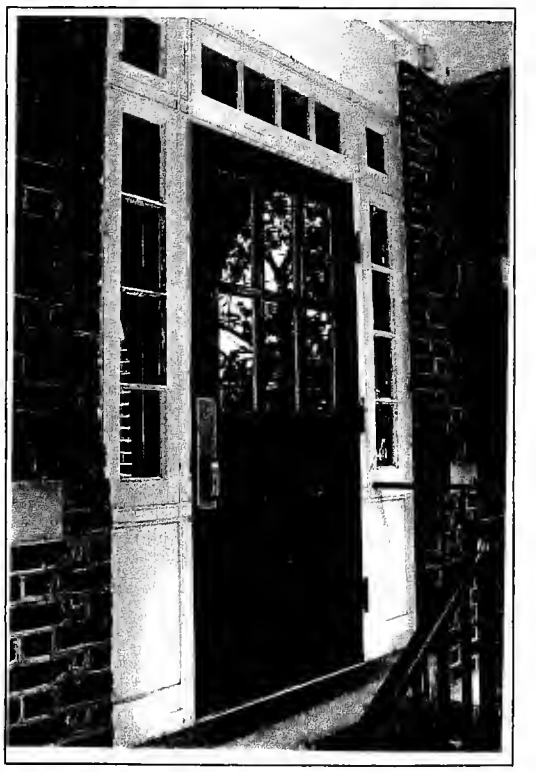


Planting too close to foundation



Poorly executed repointing; unsightly chain; paint failure on door and frame

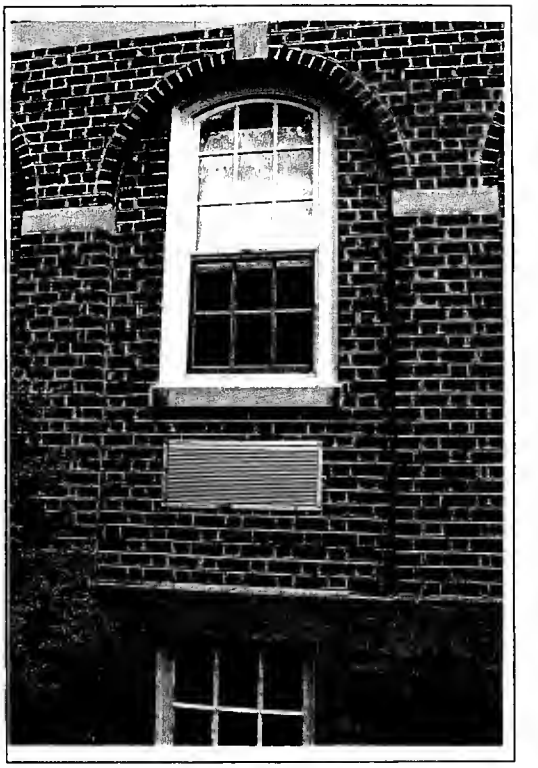
Inappropriate light fixture; paint failure at ceiling



Original door with replacement hardware

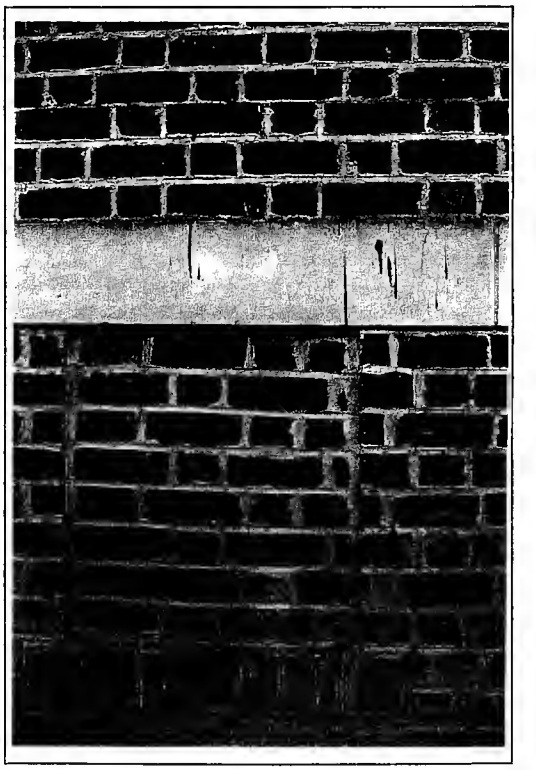
PHOTOGRAPHS OF BUILDING DETAILS
REID RESIDENCE HALL

Paint failure on door; example of original door hardware to be used as a model



Unsightly grille; stained and spalling foundation

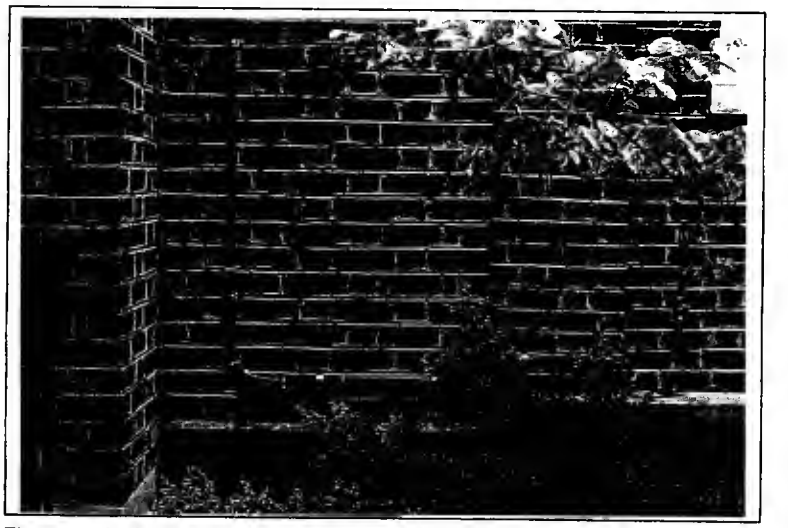
Unattractive light fixture and telephone box; stained concrete foundation



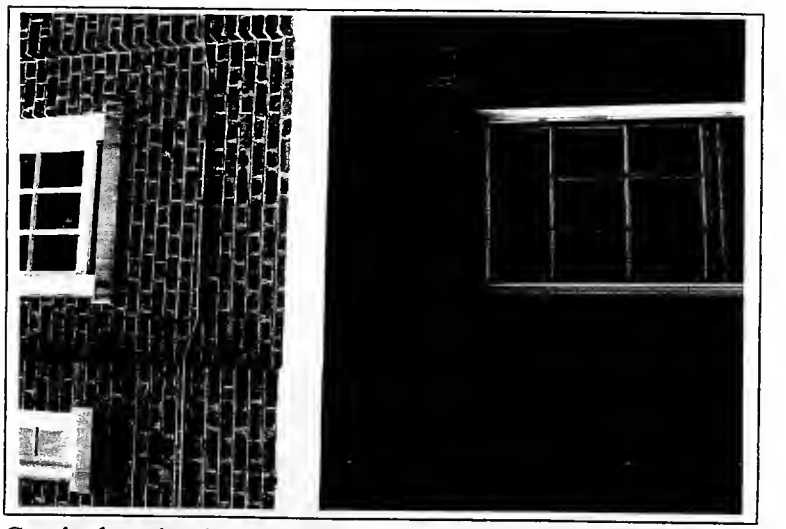
Stained belt course; poorly executed infill panel

PHOTOGRAPHS OF BUILDING DETAILS
REID RESIDENCE HALL

Unsightly light fixture and conduit



Exposed electrical conduit



Cracked, stained, and spalling brickwork; chipped and stained limestone sills; exposed conduit; painted limestone belt course

PHOTOGRAPHS OF BUILDING DETAILS
REID RESIDENCE HALL

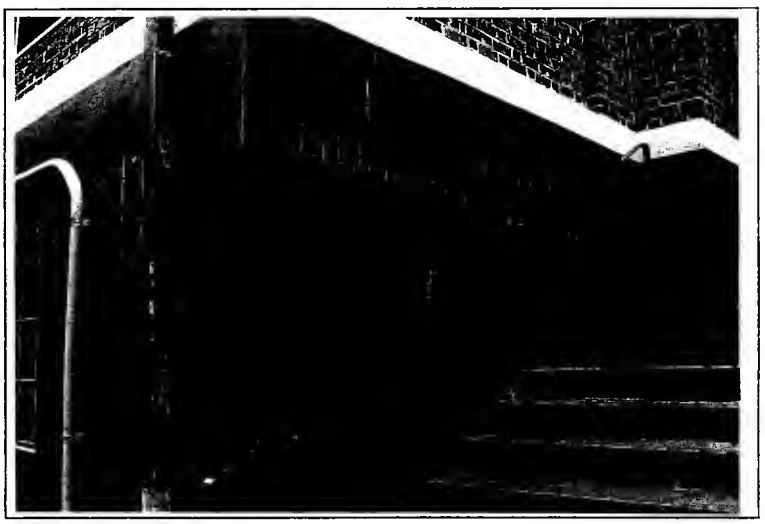
Moss stained cornerstone

Stained belt course; efflorescence on brickwork; missing ornamental wrought iron

Missing balcony; damaged brickwork

PHOTOGRAPHS OF BUILDING DETAILS
REID RESIDENCE HALL

Backsplash stained foundation



Bleeding paint failure at foundation wall; paint failure on downspout

Stained foundation and limestone window sills

SWEET BRIAR COLLEGE HISTORIC DISTRICT

BUILDING 35: MARY HARLEY STUDENT HEALTH CENTER

GENERAL INFORMATION

Building Name: Mary Harley Student Health Center

Date Built: 1925

Original Use: Infirmary

Present Use: Student Health Center

Primary North Elevation

Architectural Description of Mary Harley Student Health Center

The Mary Harley Student Health Center was built in 1925 by Cram and Ferguson, Architects with Clark and Crowe, Associate Architects. The Center is a two and one-half story, five bay, hip roof, brick building with a pedimented entrance portico on the north facade and paired double end chimneys on the east and west ends. A one story hip roof solarium projects from the West Elevation. The solarium is distinguished by its tin roof with built in gutters, Colonial Revival trim, and flanking arch top dormer windows. The central entrance is set within an arch with an Adam-style fanlight and is flanked by windows set within stuccoed blind arches. There are secondary entrances on the east and south elevations.

History of Mary Harley Student Health Center

Between 1906 and 1925 the infirmary had been located in several locations, including Sweet Briar House and Faculty Row Guest House. The Mary Harley Student Health Center has served as the College's infirmary since its completion in 1925. During the time when the infirmary was in House 1, Dr. Mary Harley saved two young women during the influenza epidemic. One of the young women saved was Willeta Dolle whose father was so grateful for his daughter's recovery that he helped raise money for the construction of the new infirmary. Walter Dolle was thankful for Dr. Harley's skills that saved his daughter's life, but he was quite disappointed with the condition of the infirmary. He and Mary Harley worked together to make the new facility possible. (Anne Marshall Whitley, director of the Sweet Briar Museum).

When Sweet Briar College first opened, Dr. Harley was hired to teach physiology and hygiene and to operate the infirmary. (*The Story of Sweet Briar College*, Stohlman, p. 73) She remained the College physician and professor of Physiology and Hygiene from 1906 until she retired in 1935. As a member of the Sweet Briar community, Dr. Harley worked diligently to safeguard the health and well being of faculty, students and staff. Dr. Harley cared for President McVea and became so concerned about her health that she moved the President into the infirmary in House 1 so that she could monitor the President's health. Dr. Harley was so respected by the Sweet Briar community that she was the one woman consistently addressed as "doctor". For the last ten years of her service, she resided in the new infirmary that bears her name.

The infirmary was a gift made possible by the generosity of several people, but Dr. Harley herself was the chief donor. When Dr. Harley retired in 1936, she was the sole remaining faculty member of the original 1906 faculty. (*The Story of Sweet Briar College*, Stohlman, p. 176)

PHYSICAL CONDITION REPORT
Mary Harley Student Health Center

Site Condition

Drainage is good with positive slope in all directions. The lawn is in fair condition and requires aeration, over seeding, and fertilization. Oversized shrubbery, including boxwood shrubs and other bushes, and encroaching ivy should be pruned away from the front of the building. Moss and fungus that is visible on the steps and foundation should be chemically cleaned. Asphalt sidewalks and the rear concrete slab should be redesigned and replaced in brick. The ramp and the external fire stair at the rear elevation are unsightly, and the overall appearance of the structure would be improved with their removal and redesign. The air conditioning condenser unit should be moved away from the front elevation to a less visually intrusive location. The ornamental cast iron lamp post next to the path appears to be original, dating to c. 1930 and should be preserved.

Building Foundation

The raised basement foundation is poured concrete and is in excellent condition. Masonry joints, lintels, and sills are sound and tight. No dampness, spalling, efflorescence, cracks or settlement were observed. Vents are incorporated in the foundation. The basement entry is in only fair condition due to moisture damage caused by the leaves clogging the drain. Routine maintenance should be instituted to keep the drain clean. The concrete steps are in good condition. Some of the brick is stained at the foundation and should be chemically cleaned. Encroaching ivy, fungus, and moss should be removed. The patches of tar on the foundation of the rear elevation should be removed and the foundation reparged with mortar.

Building Envelope

The Flemish bond brickwork is sound although some minor spalling of brick was observed. Spalling is also present on the porch knee wall. Some spot repointing is needed. There is no moisture damage or efflorescence, and no movement was observed in the wall alignment, although small stress cracks are visible on the left side of the front elevation. The jack arch and lintel on the rear elevation have failed and require repair. All door and window joints need caulking at the masonry openings. There is much paint failure to all woodwork, especially to the cornice at the gutter conductor. All painted surfaces should be stripped, prepped, primed, and painted. Galvanized gutters downspouts are rusting at the basement connections and should be replaced with copper. The exposed conduit on the exterior should be removed. No fungus or moss problems were noted.

Porches

The front porch is in poor condition at the base of the columns. Column bases should be stripped, epoxy patched, prepped, primed, and painted. The steps need spot patching. There is extensive paint failure on all wood surfaces and on the wrought iron railing. These surfaces should be stripped, prepped and painted. The aluminum entrance door is historically inappropriate and should be replaced. The rail above the entrance aedicule looks awkward. Research should determine whether or not it is original. If it is not, remove it. The porch light is an unsympathetic element to the design and should be replaced with a colonial type pendant fixture. As noted above, the brick knee wall needs spot repairs. Arches under the front porch should be opened; the screen should be removed.

Roof

The original gable roof is constructed of Buckingham slate with ridge flashing and segmental dormers. The roof appears to be tight with no loose tiles. Anchors, flashing and gutters appear to be in good condition, although the gutters are hidden and should be inspected from a cherry picker. Gutters should be cleaned, primed and painted. The flat roof of the addition has been built up. It should be replaced with single ply EDPM roofing membrane.

Chimney

Four exterior chimneys are in fair condition; the additions do not match the original. Pointing and caps are in good condition. The chimneys appear to have been rebuilt approximately three feet higher with different brick and mortar than they were originally. The original drawings should be located and examined to determine the original chimney height.

Openings: Doors

The current front door is an aluminum commercial storefront type with new frame and sill. It presents a glaring front and should be removed and replaced with the original wood doors. The nine panel wood side doors are original. The transom is obscured with a blank panel on the side door of the left side elevation. Restoration is recommended. All wood surfaces should be stripped, filled, primed and painted, and the doors should be caulked at the masonry openings.

Openings: Windows

The windows are six-over-six pane (6/6), wooden double-hung and original. Frames and sashes are original, in good condition, and must be preserved. Glazing is in good condition and only spot reglazing is needed. Limestone sills have been inappropriately painted. The paint should be chemically removed. Caulking is needed at the masonry openings, and all wood be prepped, primed and painted.

The storms and screens are old and obsolete. They should be removed and replaced with interior storms, particularly on the Primary Elevation. Window air conditioning units are unsightly. They should be removed and replaced with a central air conditioning system.

ADA Accessibility Recommendations

Mary Harley Student Health Center

Preferred ADA Accessibility Location(s):

(1) A concrete ramp on the South Elevation to the rear vestibule door is already in place. However, improvement to the asphalt driveway surface to make for a smooth path to the concrete patio is recommended. The rocky transition, including the ragged asphalt and broken edge of the lawn, make wheelchair movement difficult.

South Elevation Accessible Entrance

Recommendations in Priority Order for Exterior Restoration
Mary Harley Student Health Center

Site

1) Trim mature box woods and other shrubbery that is too close to the foundation
(2) Remove ivy and vines from around the building
(3) Fertilize, aerate, and reseed lawn
(4) Redesign and rebuild asphalt sidewalks and rear concrete slab with brick
(5) Move window air conditioning units away from the front elevation or replace with a central air conditioning system
(6) Redesign the ramp on the rear elevation and the exterior fire stair

Building Foundation

(1) Chemically clean fungus and moss from the foundation
(2) Clean several courses of stained brick just above foundation level
(3) Remove tar patch from foundation on rear elevation and reparge with mortar

Building Envelope

(1) Caulk sills and lintels at masonry openings
(2) Repair failing jack arch and lintel on rear elevation
(3) Strip, prep, prime, and paint all wood surfaces
(4) Replace rusting galvanized gutters and downspouts with copper
(5) Complete minor repointing of brickwork
(6) Repair minor brick spalling and stress crack
(7) Remove all exposed electrical conduit

Porches

(1) Spot repair brick knee wall
(2) Prepare, prime and paint all wood surfaces and wrought iron rails
(3) Spot patch stairs
(4) Strip and epoxy patch column bases, prep, prime and paint
(5) Replace porch light with Georgian type pendant fixture
(6) Open up arches under front porch; remove screen

Roof

(1) Inspect roof and hidden gutters from cherry picker
(2) Clean, prime and paint rusting downspouts and gutters
(3) Replace built-up flat roof with single ply EDPM membrane

Chimney

(1) Rebuild four chimneys at lower (original height) with matching brick and mortar; confirm with reference to original drawings

Doors

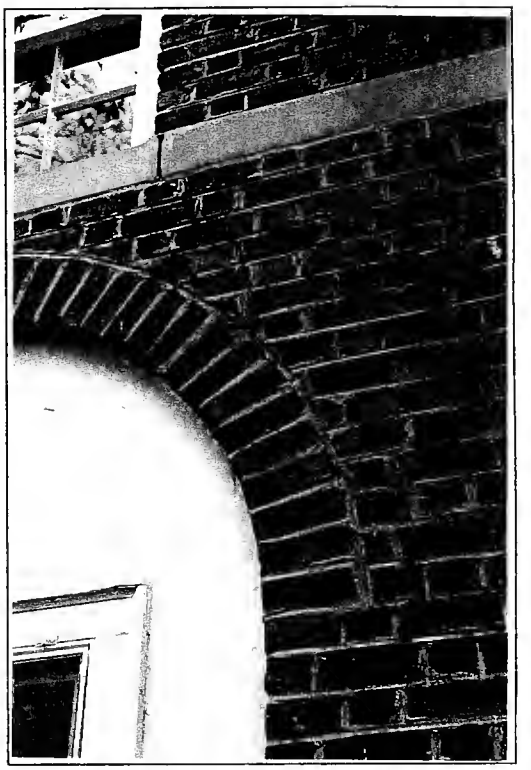
(1) Remove commercial front door and replace with original wood raised panel door
(2) Strip, fill, prime, and paint exterior doors and frames
(3) Restore transom on side door of left side elevation

Windows

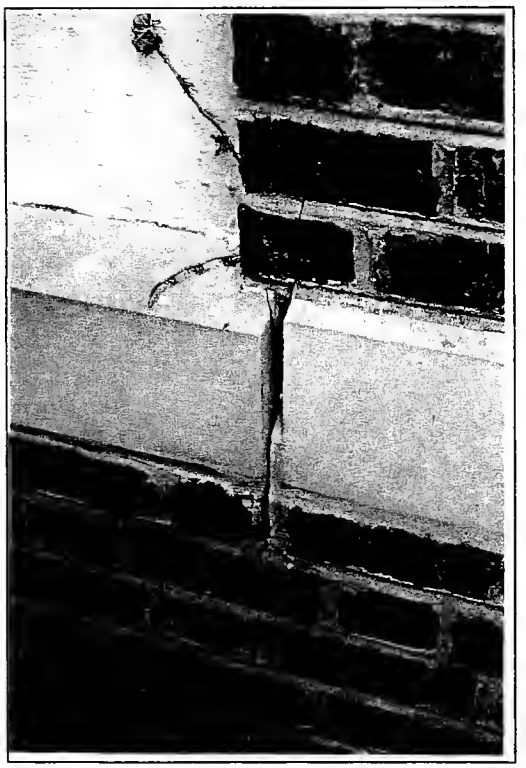
(1) Caulk all window frames at masonry openings
(2) Reglaze windows as needed
(3) Remove paint from limestone sills
(4) Caulk, prep, and paint all windows, especially sashes
(5) Remove window A/C units and replace with central air conditioning

PHOTOGRAPHS OF BUILDING DETAILS
HARLEY STUDENT HEALTH CENTER

Inappropriate commercial storefront door



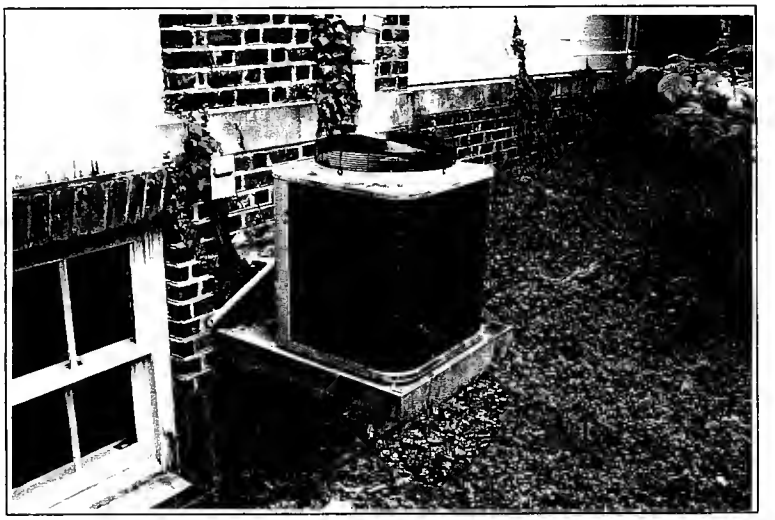
Stress-cracked brickwork at relieving arch-structural failure



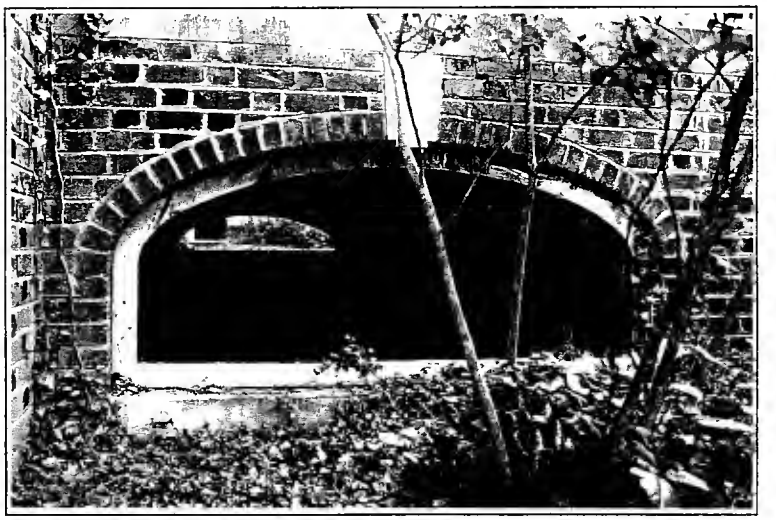
Mortar failure at belt course

Rusted, broken downspout

PHOTOGRAPHS OF BUILDING DETAILS
HARLEY STUDENT HEALTH CENTER



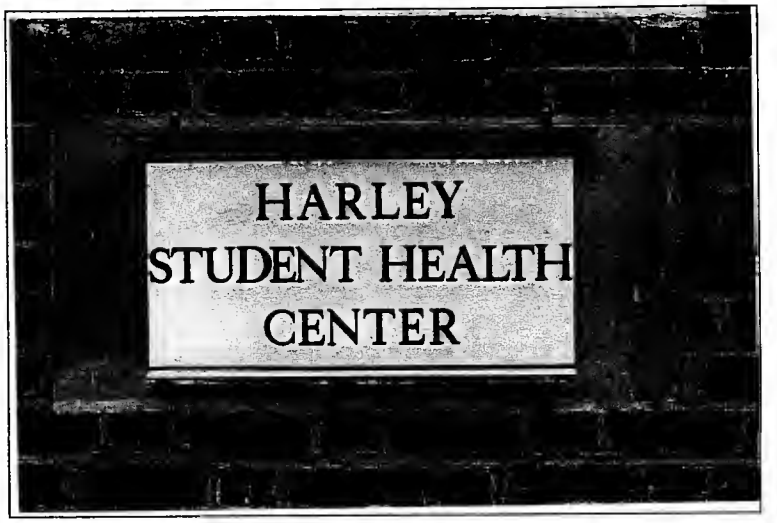
Moisture damaged steps; excessive ivy growth; unsightly air conditioning unit



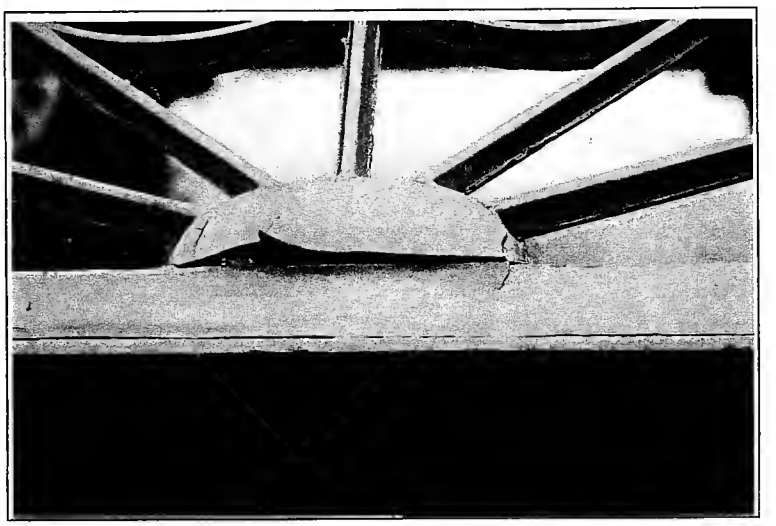
Vegetation growing too close to the foundation; excessive ivy growth; spalled brickwork; moss stained belt course

Eroding concrete steps

PHOTOGRAPHS OF BUILDING DETAILS
HARLEY STUDENT HEALTH CENTER



Unattractive signage



Moisture damage to sunburst window molding

Paint failure at column and column base

PHOTOGRAPHS OF BUILDING DETAILS
HARLEY STUDENT HEALTH CENTER

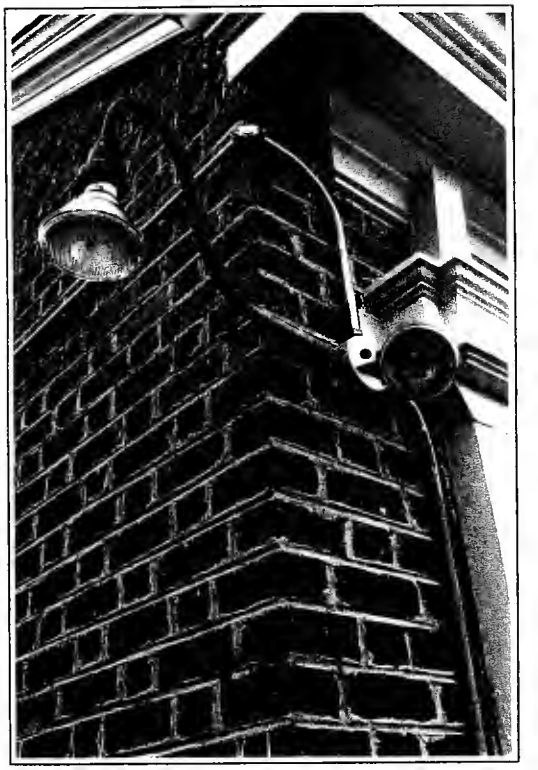
Damaged roof; rusting gutter and flashing

Spalled, stained brickwork; moss and fungus stained limestone sills; overgrown ivy

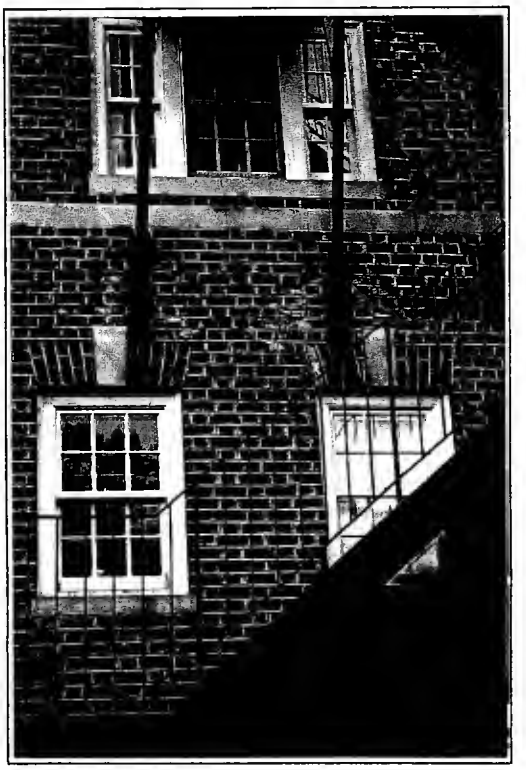
Stained foundation; stained belt course

PHOTOGRAPHS OF BUILDING DETAILS
HARLEY STUDENT HEALTH CENTER

Paint failure; unsightly aluminum storm window



Unsightly lights and electrical conduit



Moisture damage to brickwork and keystones; downspout failure

SWEET BRIAR COLLEGE HISTORIC DISTRICT

THE CUPOLA

GENERAL INFORMATION

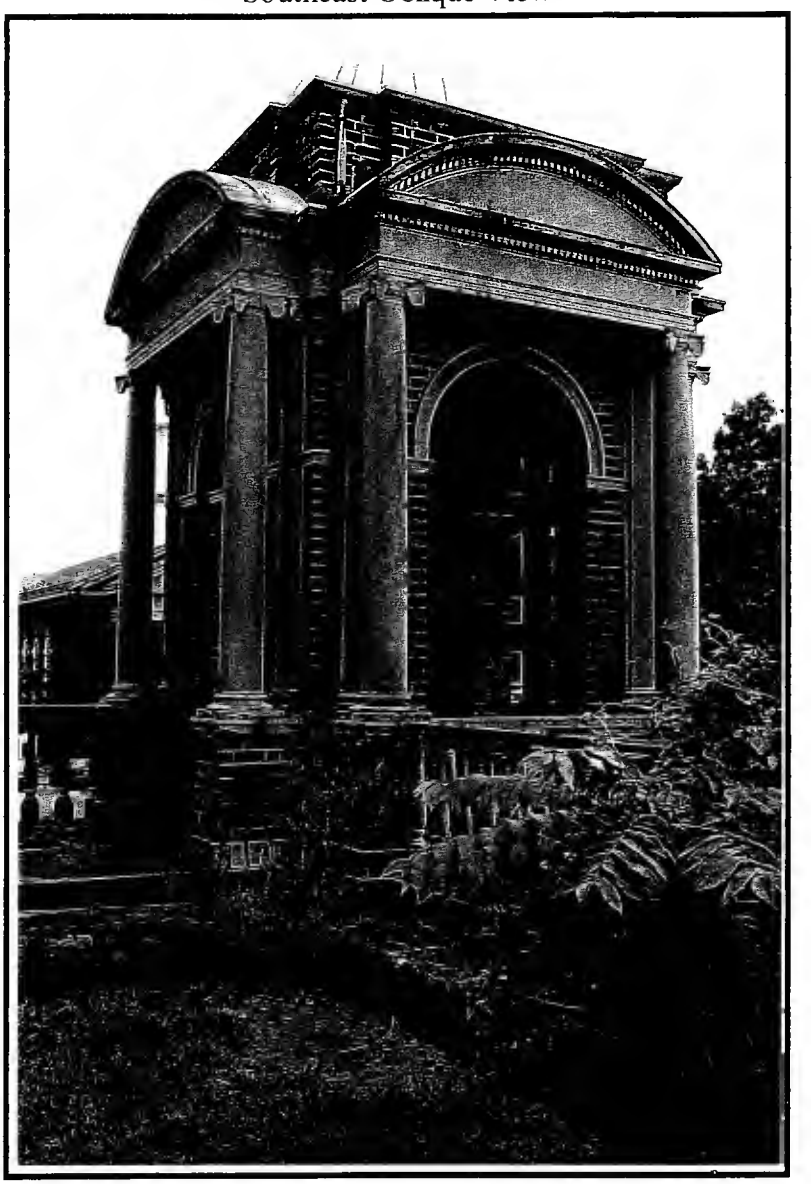
Building Name: The Cupola

Date Built: 1906

Original Use: Ornamental Tower

Present Use: Bell Tower; bells were added to the Cupola in the 1980's

Southeast Oblique View



Architectural Description Of The Cupola

The Bell Tower, popularly known as the Cupola, is an open brick and limestone pavilion with a copper domed roof. It is connected to Gray Dormitory by a brick arcade topped with a limestone balustrade.

PHYSICAL CONDITION REPORT
The Cupola

Building Foundation and Envelope

The overall condition of the Cupola is poor. The brickwork needs extensive repointing. Much of the brick is spalled and should be replaced. The limestone aedicules are badly stained and need to be chemically cleaned. The bells' I-beam infrastructure is rusting. It should be derusted and treated to retard future rusting. The limestone balustrade is exfoliating and is cracked in many places. Pieces of the balustrade are missing and should be replaced. Downspouts are rusting and corroded, contributing to the staining and the continuing moisture damage to the structure.

The rear arched opening of the Cupola has been infilled with brick sometime in the last decade, presumably to enclose electrical components for the bells. Unfortunately, the transparent character of the original design has been significantly altered by this change. Removal of this brick infill panel is recommended to restore the architect's original concept of an open bell tower.

The flat seam copper domed roof appears to be in satisfactory condition. A closer inspection from a cherry picker is recommended to determine if the seams are sound and if the roof remains watertight.

A comprehensive historical restoration of the Cupola is recommended.

Recommendations in Priority Order for Exterior Restoration
The Cupola

Building Foundation and Envelope

(1) Replace spalled brick

(2) Repoint brickwork

(3) Replace gutter and downspouts

(4) Replace missing pieces and repair limestone balustrade

(5) Chemically clean limestone

(6) Remove brick infill to restore historic integrity of the Cupola

(7) Strip and treat rusted bell framing structure

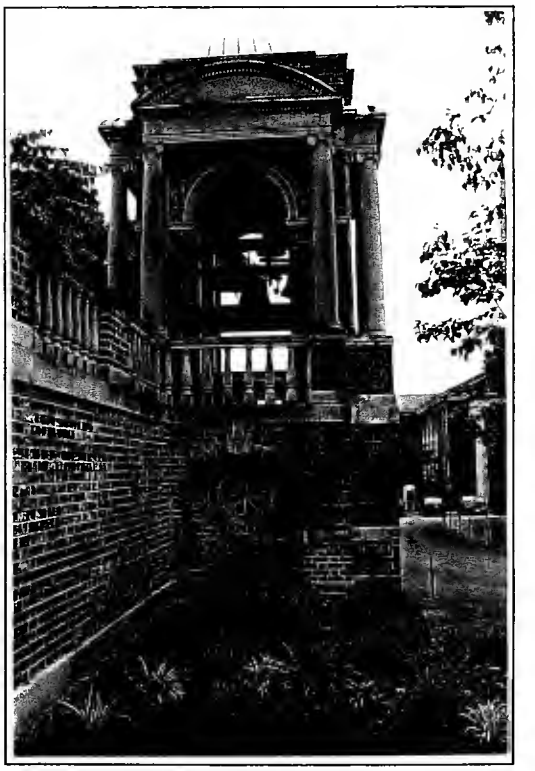
(8) Relocate electrical components

PHOTOGRAPHS OF BUILDING DETAILS
THE CUPOLA

Paint failure on window frame and grille

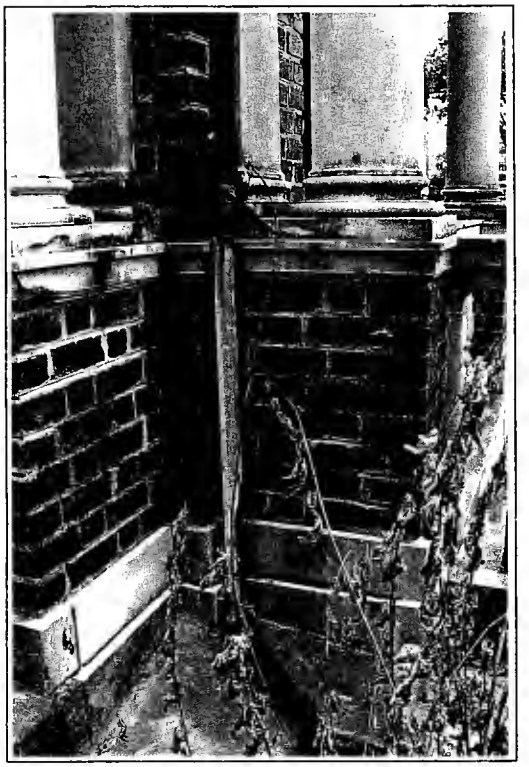
Inappropriate brick infill panel

Incompatible log fence

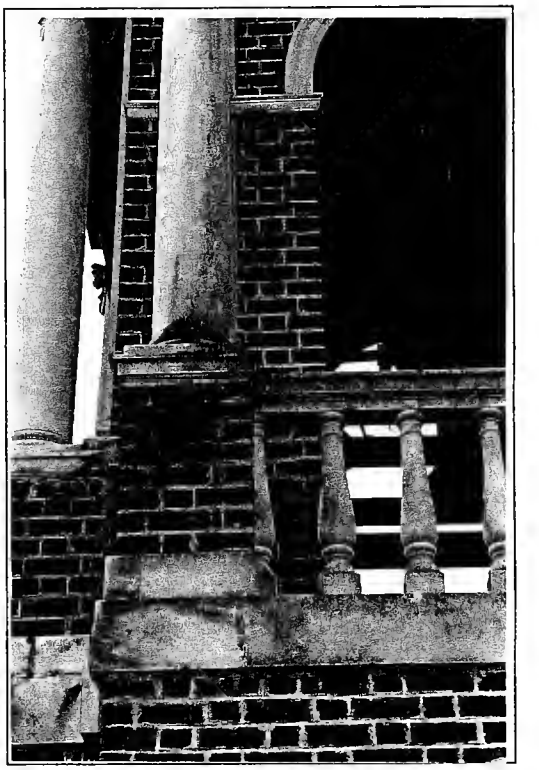


Spalling brickwork; stained limestone; eroded mortar joints

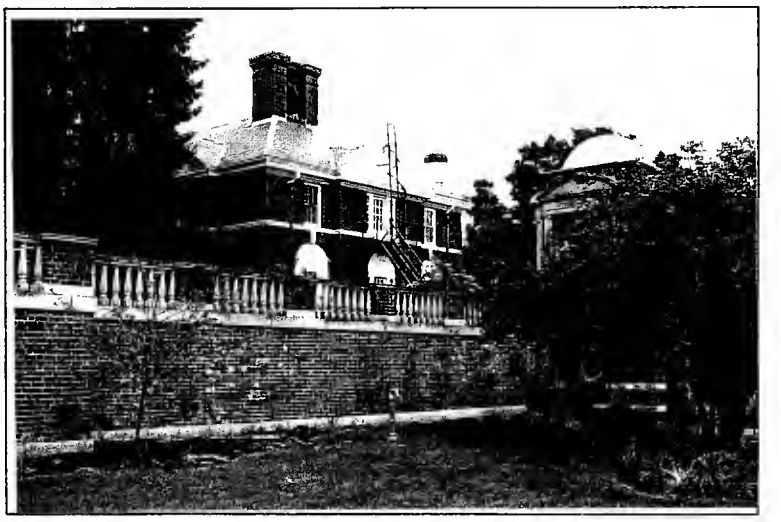
PHOTOGRAPHS OF BUILDING DETAILS
THE CUPOLA



Stained limestone; rusted downspout; poor repointing



Stained limestone columns and balustrade



Efflorescence on brick retaining wall; moisture damage and staining on balustrade

SWEET BRIAR COLLEGE HISTORIC DISTRICT

THE SLAVE CABIN

GENERAL INFORMATION

Building Name: The Slave Cabin

Date Built: circa 1840

Original Use: Slave Cabin on the Fletcher Farm

Present Use: Farm Tool Museum

Primary Elevation

Architectural Description of The Slave Cabin

The Slave Cabin is a one story gable roof, frame and clapboard structure with cedar shake shingle roof. The foundation and chimney are constructed of irregular stacked field stone and mortar.

History of The Slave Cabin

The slave cabin is significant because it is a rare surviving example of a mid-nineteenth century plantation slave quarter. According to John Michael Vlach in his book *Back of the Big House*, the typical field slave cabin of the eighteenth and nineteenth centuries was a one-room dwelling with a loft, constructed of logs or frame with clapboard siding. Chimneys were often built of mud and sticks, brick or field stone. During the nineteenth century, many planters favored plank-covered frame houses with lath and plastered interiors if they deemed it prudent to provide healthier and more comfortable homes for their slaves. Vlach also notes that the majority of these dwellings "were often so poorly constructed that they had little chance of surviving into the twentieth century. Indeed, from all accounts many of these structures were falling apart even when the slaves were living in them". The Slave Cabin at Sweet Briar College, believed to have been built in the 1840's or 1850's on the Elijah Fletcher plantation, is an excellent example of a clapboard sided one room slave quarter with a loft. The fact that it has survived through the twentieth century is a tribute to its more substantial construction.

PHYSICAL CONDITION REPORT FOR THE SLAVE CABIN (Farm Tool Museum)

Building Foundation and Envelope

The slave cabin is a one story, one room and loft frame structure with clapboard siding. Some of the clapboards are split and should be replaced. The foundation, which slopes from the front to the rear elevation, is constructed of stacked, irregular fieldstone and mortar. The foundation is failing at the corner of the South and West Elevations. These foundation stones need to be underpinned and relayed with a lime-based mortar. The chimney, also constructed of stacked field stone and mortar, has a brick ridge cap, a detail which is inappropriate to the historic character of the cabin. The roof is constructed of hand split cedar shake in poor condition. The roof should be renewed with matching shingles. Although the original paint color appears to have been blue, the cabin is currently painted dark brown. Restoration of the original paint color is recommended.

Window glazing is missing on the side windows and should be replaced. The roof truss outrigger needs reinforcement. Presently dislodged, the stone threshold should be adjusted to level. There is a visible electrical conduit on the East Elevation, and an electrical box and four romex wires are exposed on the rear elevation. All exterior electrical conduits should be removed and reconfigured internally. The rerouted conduit should be run in DX cable and hidden from public view.

Recommendations in Priority Order for Exterior Restoration
Slave Cabin

Building Foundation and Envelope

(1) Repair stone foundation
(2) Replace split clapboard siding
(3) Replace failing cedar shake shingles
(4) Reglaze and paint windows and door
(5) Prime and paint weatherboard in original blue color
(6) Remove and rework exposed electrical conduits
(7) Adjust stone threshold to level

PHOTOGRAPHS OF BUILDING DETAILS
SLAVE CABIN

Failing cedar shake roof; incorrect ridge detail and brick chimney cap

Foundation failure

Paint failure; failing window glazing; evidence of original blue paint color